



**PROMINENT MODERN
A/C OFFICE FLOOR WITH
GOOD PARKING
6,307 SQ FT**

TO LET

- **SITUATED CLOSE TO MORDEN TOWN CENTRE**
- **IDEAL FOR A NUMBER OF USES INCLUDING OFFICES, EDUCATIONAL OR MEDICAL USE (STPP)**
- **LOW COST RENTAL TERMS**



THE GRANGE, 1 CENTRAL ROAD, MORDEN, SURREY, SM4 5PQ



LOCATION

- ◆ Prominent corner position adjoining the A297
- ◆ Within easy reach of Junctions 8 & 9 of M25
- ◆ Heathrow & Gatwick Airports some 15 & 25 miles away respectively
- ◆ Within walking distance of Morden Underground Station (Northern line)
- ◆ Tramlink to Croydon and Wimbledon within 600 metres of the property

DESCRIPTION

A modern self-contained 4 storey office building set in attractive landscaped grounds. The premises are in a good decorative state of repair. The entire first floor is available on a new lease. The floor can be split.

SPECIFICATION

- ◆ Comfort Cooled A/C
- ◆ Suspended ceiling tiles with LED lighting
- ◆ Fitted carpets throughout
- ◆ Passenger lift
- ◆ Large ground floor reception area
- ◆ Good quality kitchens
- ◆ Male, Female & Disabled WCs
- ◆ Approx 1 space per 450 sq ft

ACCOMMODATION (Approx NIA)

FLOOR	SQ FT	SQ M
First	6,307	585.9
Total Approx.	6,307	585.9

TERMS

Available on new FRI lease(s) for a term by arrangement.

RENT

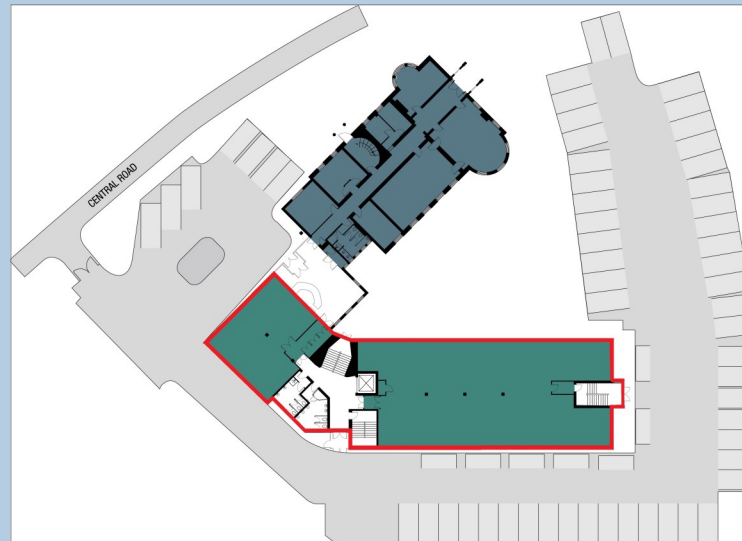
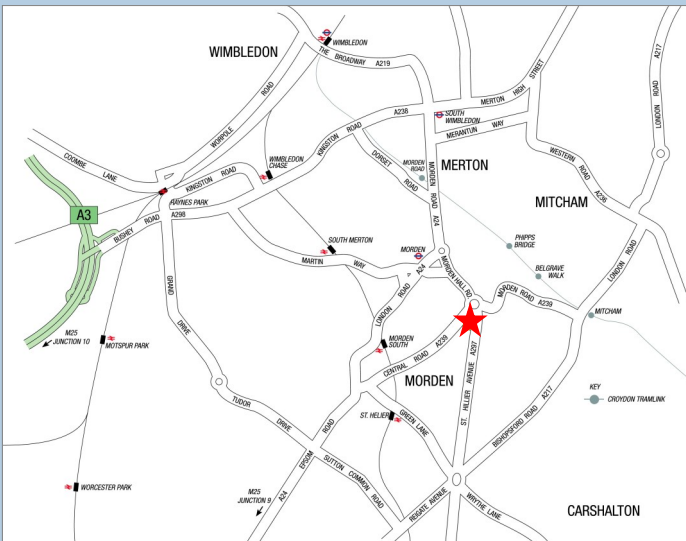
£22.50 per sq ft, per annum.

EPC

B (48)

VAT

The property is elected for VAT.



VIEWINGS

For further information or to arrange an inspection please contact:

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