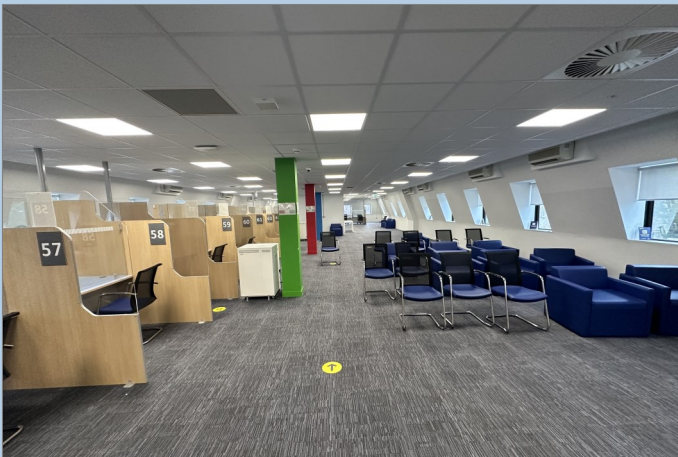




**PROMINENT MODERN
SELF-CONTAINED A/C OFFICE
BUILDING WITH GOOD
PARKING
4,314 TO 20,113 SQ FT**

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 and are offered as a whole or in entire or part floors.

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
- ◆ Up to 45 on-site car spaces (1 space per 450 sq ft)

ACCOMMODATION (Approx NIA)

FLOOR	SQ FT	SQ M
Second	5,880	546.3
First	6,307	585.9
Ground	4,314	400.8
Reception	561	52.1
Lower Ground	3,051	283.5
Total Approx.	20,113	1,868.6



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

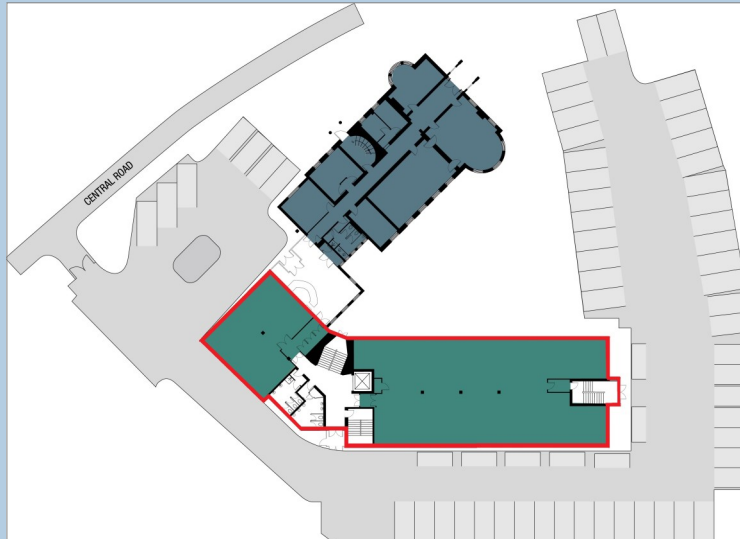
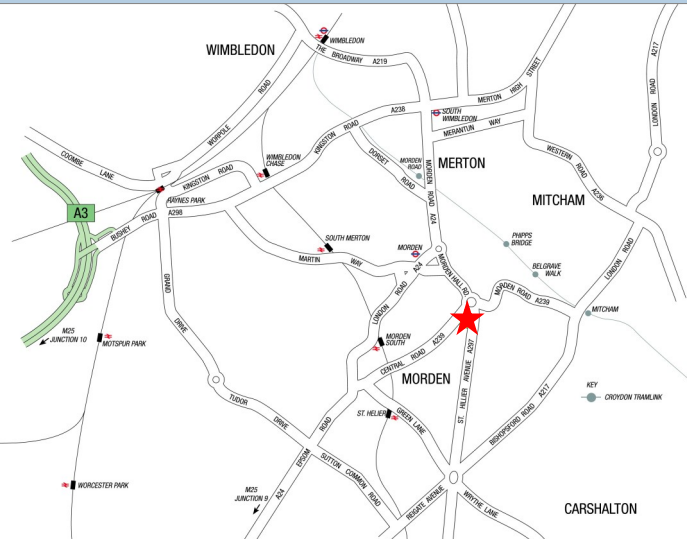
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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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