



Office 4 166 London Road, Merton, Morden, SM4 5AT

£500 Per Month

- Conveniently located office space on London Road in Morden, ideal for businesses seeking a practical workspace. This property offers easy access to public transport and local amenities. Contact us today to secure this prime location for your business.

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Position your business in one of Morden's most accessible commercial locations with this well-presented office space on London Road. Surrounded by a variety of cafés, shops and local amenities, the property offers a practical and convenient working environment for businesses of all sizes. Excellent transport links, including Morden Underground Station and nearby bus routes, provide quick and easy access to Central London and the surrounding areas.

The office offers a flexible layout, making it suitable for a range of business uses, from start-ups to established companies looking to expand. Each unit benefits from its own private bathroom, 24/7 access and an individual pay-as-you-go electricity meter, allowing tenants to manage their own electricity costs. No VAT is payable on the rent, and tenants will be responsible for arranging their own broadband connection. The service charge includes monthly cleaning of the communal areas and entrance and is shared equally between the four office units.

Combining excellent connectivity, practical facilities and a thriving business location, this office provides an ideal base for companies looking to grow in South London. Contact us today to arrange a viewing and discover everything this property has to offer.



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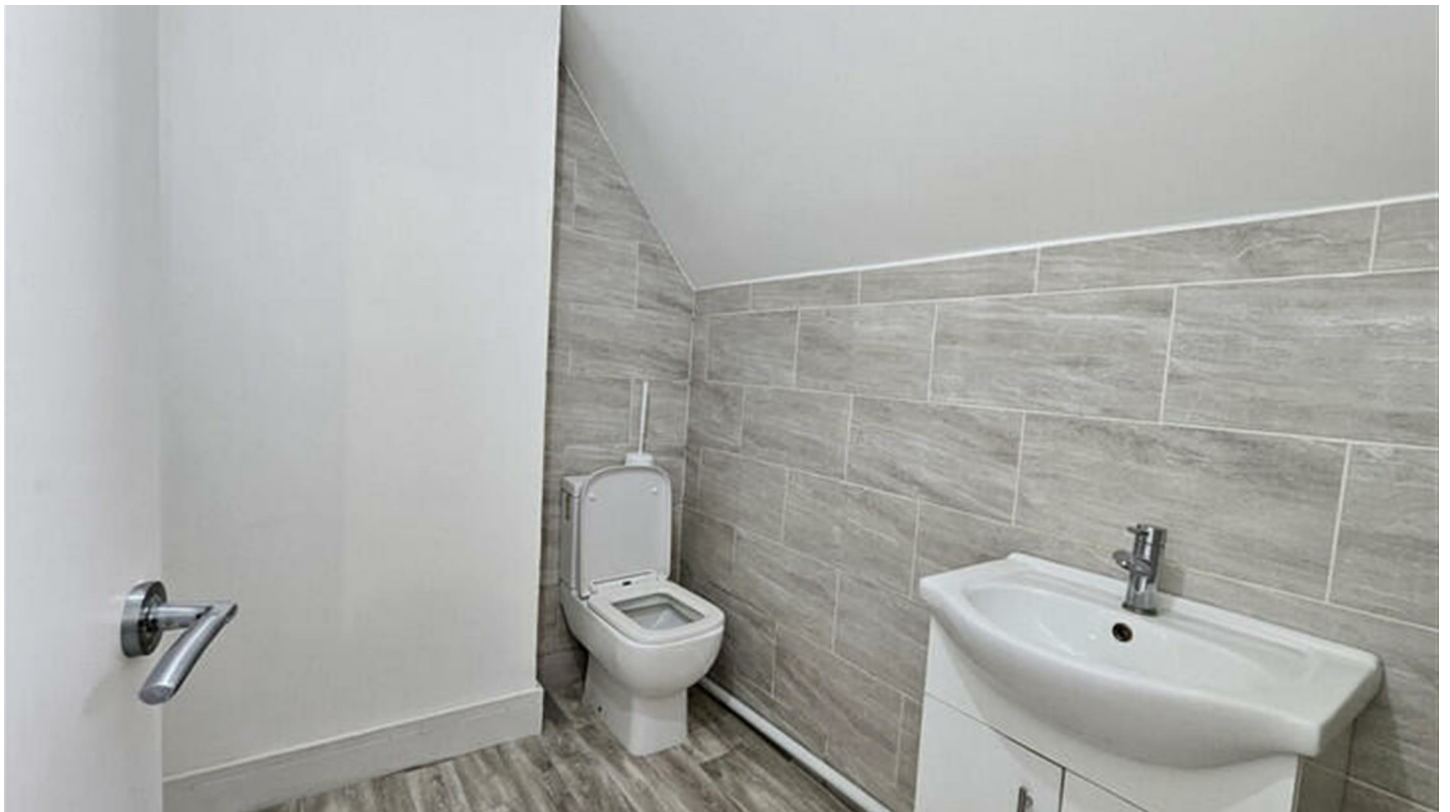


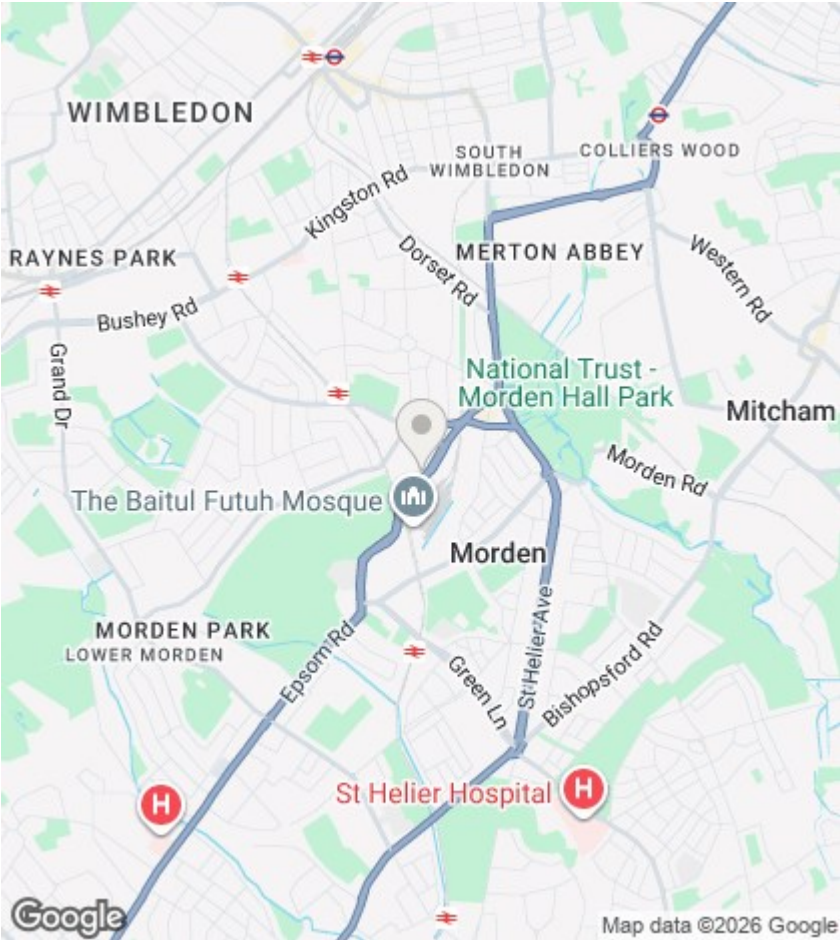
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Council Tax Band: New Build





Directions

Viewings

Viewings by arrangement only. Call 0203 771 9141 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC