



Office 3 166 London Road, Merton, Morden, SM4 5AT

£715 Per Month

- Prime office space available on London Road, Morden. Ideal for businesses seeking a strategic location with excellent transport links. Enquire today to secure this opportunity.

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Positioned on the busy London Road in Morden, this office space provides an excellent base for businesses seeking a well-connected and accessible location. With Morden Underground Station, local bus routes and a wide selection of shops, cafés and other amenities nearby, the property offers both convenience and practicality for businesses, employees and visiting clients.

The office offers a flexible layout that can accommodate a variety of business uses, making it suitable for both growing businesses and established companies. Located within one of South London's well-connected commercial areas, it provides an ideal environment for businesses looking to benefit from excellent transport links and a thriving local community.

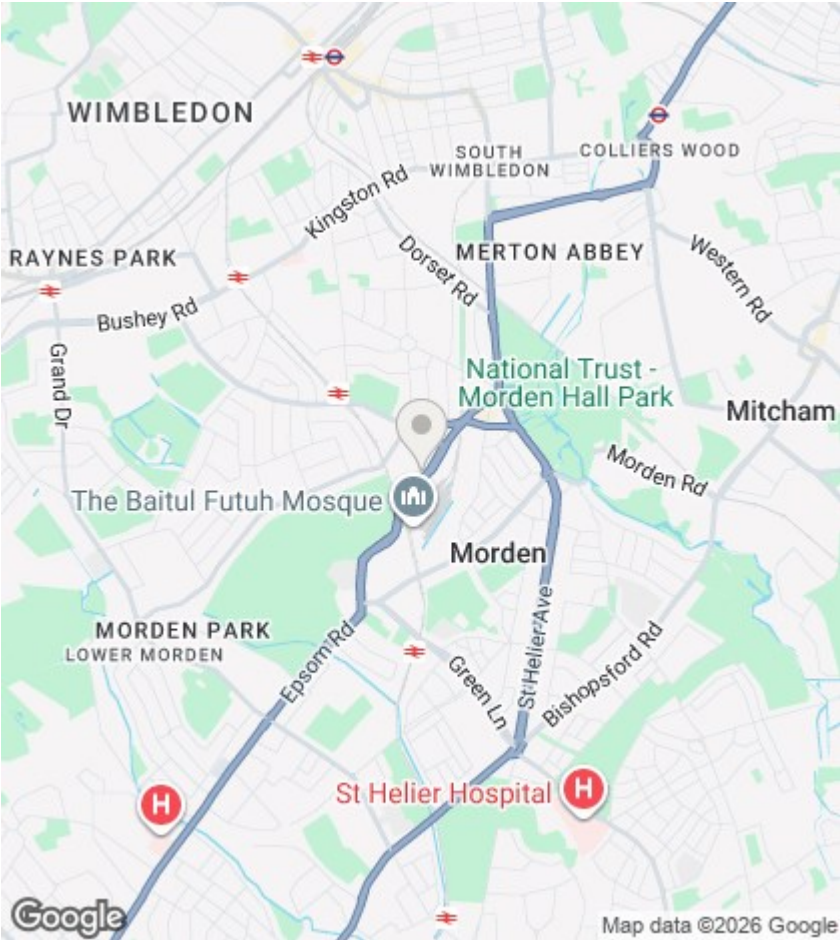
No VAT is payable on the rent. Each unit benefits from its own private bathroom and 24/7 access, while an individual pay-as-you-go electricity meter allows tenants to manage their own electricity usage. The service charge includes monthly cleaning of the communal areas and entrance and is shared equally between the four office units. Please note that tenants will be responsible for arranging their own broadband connection.

Opportunities to secure office space in such a convenient location are limited. Contact us today to arrange a viewing and discover whether this property is the right fit for your business.



Council Tax Band: New Build





Directions

Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC