



Office 1, 166 London Road, Merton, Morden, SM4 5AT

£700 Per Month

- Prime office Ground Floor space available on London Road, Morden. Ideal for businesses seeking a strategic location with excellent connectivity. Secure your new workspace today.

166 London Road, Morden SM4 5AT

Situated on London Road, Morden, this well-presented office space offers an excellent opportunity for businesses seeking a convenient and well-connected location. With Morden Underground Station and local bus routes just a short distance away, the property provides easy access to Central London and the surrounding areas.

Designed to suit a variety of business needs, each office unit benefits from its own private bathroom, 24/7 access, and an individual pay-as-you-go electricity meter, giving tenants greater control over their electricity usage. 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.

The surrounding area offers a range of cafés, shops, and local amenities, making it a practical and attractive location for both businesses and their clients. Combining excellent transport links with a flexible working environment, this office space is ideal for both start-ups and established companies looking to grow in a thriving commercial area.

Office space in such a sought-after location is rarely available for long. Contact us today to arrange a viewing and avoid missing this excellent opportunity.



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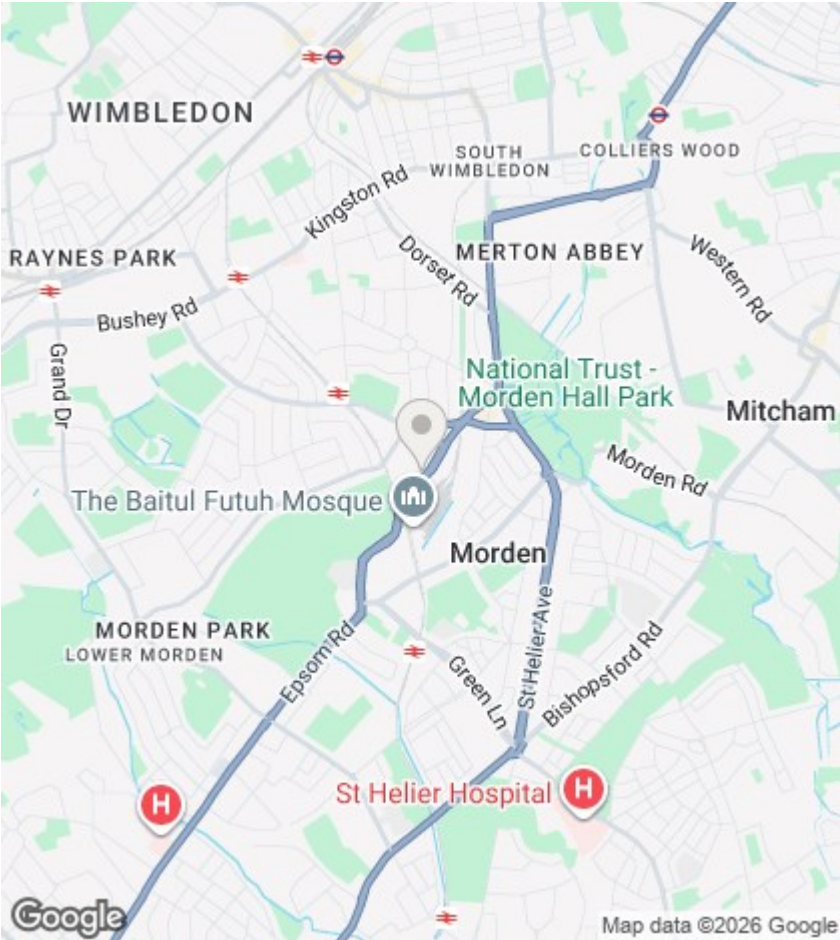
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Council Tax Band: New Build





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	41	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC