



office 2 166 London Road, Merton, Morden, SM4 5AT

£750 Per Month

- Prime office space available on London Road, Morden. Well-connected location with easy access to local amenities. Ideal for businesses seeking a strategic position in the area.

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Located in the heart of Morden on the popular London Road, this office space offers an excellent opportunity for businesses seeking a professional and well-connected working environment. Surrounded by a range of local amenities, including cafés, shops and essential services, the property is ideally positioned for both employees and visiting clients. Excellent public transport links, including Morden Underground Station and nearby bus routes, provide quick and convenient access to Central London and the surrounding areas.

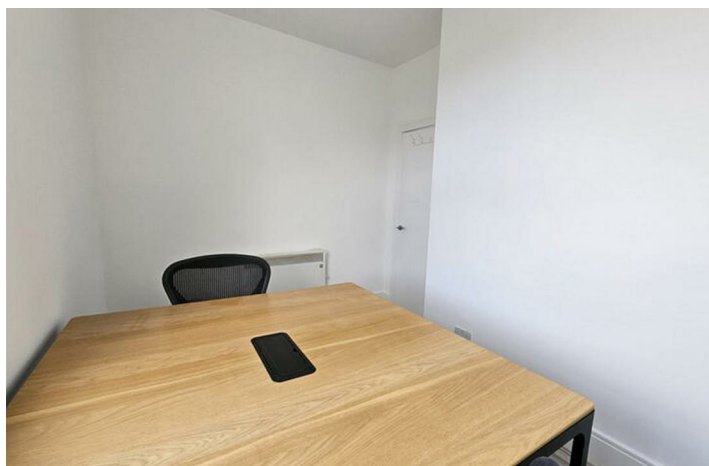
The office has been designed to suit a wide variety of businesses, offering a practical and flexible workspace that can easily adapt to different operational needs. Whether you're launching a new business or expanding an existing one, this property provides an ideal setting within a growing commercial area.

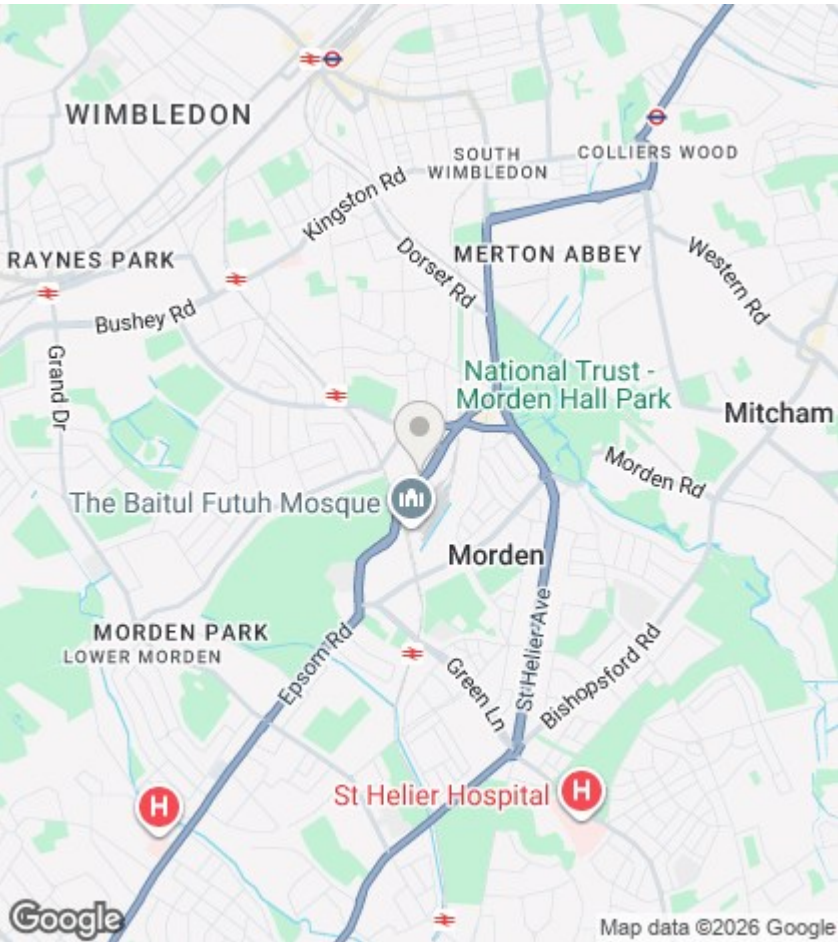
No VAT is payable on the rent. Each unit benefits from its own private bathroom and 24/7 access, while an individual pay-as-you-go electricity meter allows tenants to manage their own electricity usage. The service charge includes monthly cleaning of the communal areas and entrance and is shared equally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

With its excellent location, strong transport connections and practical facilities, this office space presents a fantastic opportunity for businesses looking to establish themselves in Morden. Arrange a viewing today to avoid missing out.



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	60	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC