



**RECENTLY REFURBISHED
SERVICED OFFICES
TO LET**

**PEEL HOUSE,
32 – 44 LONDON ROAD
MORDEN SM4 5BX**



VARIOUS SUITES AVAILABLE ON FLEXIBLE TERMS

FROM APPROX. 175 sq. ft. – 1,250 sq. ft.



LOCATION

The property is located in a good town centre position, close to Morden Underground station (Northern line) and Morden bus station. Merton Civic Centre is nearby along with a good mix of independent and national retailers.

The property is located on the A24 with easy access to the M25, which is approximately 10 miles to the south (junction 9).

DESCRIPTION

Peel House comprises recently refurbished, high quality, serviced office accommodation. Providing vacant spaces from 2-30 desks and also open plan space of up to 2,000 sq. ft. All offices are furnished and dedicated internet is provided along with daily cleaning. The building also benefits from a manned reception desk and onsite showers.

AMENITIES

- Recently Refurbished
- Underground & bus services close by
- Town Centre
- Refurbished
- On Site Car Parking available
- Gas Fired Central Heating
- Air Conditioning
- Lift
- Manned Reception Area
- Onsite Showers

PLANNING

B1 Offices

TENURE

Flexible licences available on monthly basis.

ACCOMMODATION:

See attached schedule for current availability.

LICENCE FEE

See attached schedule for licence fees.

VAT

VAT is charged in addition to the licence fees.

EPC

Available on request.

RATES

Business Rates are excluded from the Licence fee.

Interested parties are recommended to make their own enquiries with Merton Council. Small Business Rates Relief may be applicable.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Stewart Rolfe

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

AVAILABILITY SCHEDULE AS AT NOVEMBER 2018

Suite	Floor	Approx. sq. ft.	No. of Work Stations	List Price pcm	Available	Notes
101a	1 st	300	8	£1,600	Now	
101c	1 st	1,250	28	£5,600	Now	
102b	1 st	450	6	£1,200	Now	
201	2 nd	310	8	£1,600	Now	
202	2 nd	300	6	£1,200	Now	
203	2 nd	310	8	£1,600	Now	
205	2 nd	310	8	£1,600	Now	
206	2 nd	325	8	£1,600	Now	
209	2 nd	250	4	£800	Now	
210	2 nd	240	6	£1,200	Now	
211	2 nd	175	4	£800	Now	
212	2 nd	300	6	£1,200	Now	
213	2 nd	TBC	1	£300	Now	Shared Office

AVAILABILITY SCHEDULE AS AT NOVEMBER 2018 (CONT.)

Suite	Floor	Approx. sq. ft.	No. of Work Stations	List Price pcm	Available	Notes
215b	2nd	470	12	£2,400	Now	
301	3rd	285	6	£1,200	Now	
303	3 rd	275	6	£1,200	Now	
305	3 rd	285	6	£1,200	Now	
306	3 rd	265	6	£1,200	Now	
308	3 rd	275	6	£1,200	Now	
310	3 rd	200	4	£800	Now	
312	3rd	210	4	£800	Now	
TOTAL		6,785	151	£30,300		

2 person offices available on request

OFFICE SUITES LET

Suite	Floor	Approx. sq. ft.	No. of Work Stations	List Price pcm	Available	Notes
213	2 nd	230	4	LET	LET	Shared office
312	3 rd	210	4	LET	LET	

