

# 34-44 LONDON ROAD, MORDEN

34-44 LONDON ROAD, MORDEN, SM4 5BT



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## DESCRIPTION

This space boasts brand new office space ranging from 1-20 person offices. Separated over 3 floors, the property offers allocated kitchens, toilets and shower facilities per floor with newly refurbished office space. This business centre offers tailor made space to suit your exact requirements with flexible terms available for all clients. Create your own meeting room, executive office or cubicles to meet your business requirements or take advantage of the centre facilities on site. Full receptionist services are available alongside 24 hour access. The building offers an all-inclusive package of IT and telecoms alongside a modern furnished office space. Parking is also available for all tenants and visitors. This newly refurbished centre is in prime location within the Merton Borough, perfect for any business needs.

## LOCATION

The property is located on the north side of London Road, Morden, above the Sainsbury's food store in the central commercial area. Morden London Underground Station is within 2 minutes' walk, providing easy travel into the centre of London. The M25 is approximately 9 miles to the south via the A24 to Junction 9. There are a range of eateries nearby, ideal for grabbing the morning coffee, as well as shops, a Sainsbury's Supermarket, a florist, banks and a number of bus stops, making the space even more accessible.

## SPECIFICATION/AMENITIES

- Newly Refurbished
- Furnished Offices
- Showers
- Bespoke Space
- Unbranded Space
- 24-hour CCTV
- Professionally Managed Reception
- Kitchenettes

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment

### JAMIE MAJOR

0203 440 9809

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### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. September 2020