



## REFURBISHED SERVICED OFFICES TO LET

### PEEL HOUSE 32 – 44 LONDON ROAD MORDEN SM4 5BX



**VARIOUS SUITES AVAILABLE ON FLEXIBLE TERMS**



### **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 refurbished, high quality, serviced office accommodation. Providing vacant spaces from 2-10 desks and also open-plan space of up to 2,510 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
- 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](mailto: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

JANUARY 2024

## AVAILABILITY SCHEDULE AS AT JANUARY 2024

Suite	Floor	Approx. sq. ft.	No. of Work Stations	List Price pcm	Available	Notes
PHM 102 C	1st	400	8	£1,200	<b>Now</b>	Includes shared Internet
PHM 101 D1	1st	150	3	£450	<b>Now</b>	Includes shared Internet
PHM 101 D2	1st	150	3	£450	<b>Now</b>	Includes shared Internet
PHM 101 D3	1st	150	3	£450	<b>Now</b>	Includes shared Internet
PHM 101 D4	1st	150	3	£450	<b>Now</b>	Includes shared Internet
PHM 101 D5	1st	150	3	£450	<b>Now</b>	Includes shared Internet
PHM 101 D6	1st	200	4	£600	<b>Now</b>	Includes shared Internet
PHM 201	2nd	310	6	£904	<b>Now</b>	Includes shared Internet
PHM 207	2nd	350	7	£1,050	<b>Now</b>	Includes shared Internet
PHM 215B	2nd	500	10	£1,500	<b>Now</b>	Includes shared Internet