

Secure, Concreted and Serviced Open Storage Site

102 Morden Road
Mitcham
London CR4 4DA

8,975 sq. ft./ 833 sq. m.
0.21 acre (approx. areas)



LOCATION

The property is located on the north side of Morden Road, close to A217 London Road. Hence the site is 5 miles west of Croydon, 3 miles south of Wimbledon and 10.5 miles from Central London, and 12 miles north of M25.

There are regular bus services which run along Morden Road. Tram services are available at Belgrave Walk and Mitcham, connecting to Wimbledon, Croydon and Beckenham. Fast Overground train services link from Croydon to London Victoria and from Wimbledon to London Waterloo.

DESCRIPTION

The site has been recently developed to provide new concrete surface area, with security fencing, mains water and 3-phase electricity.

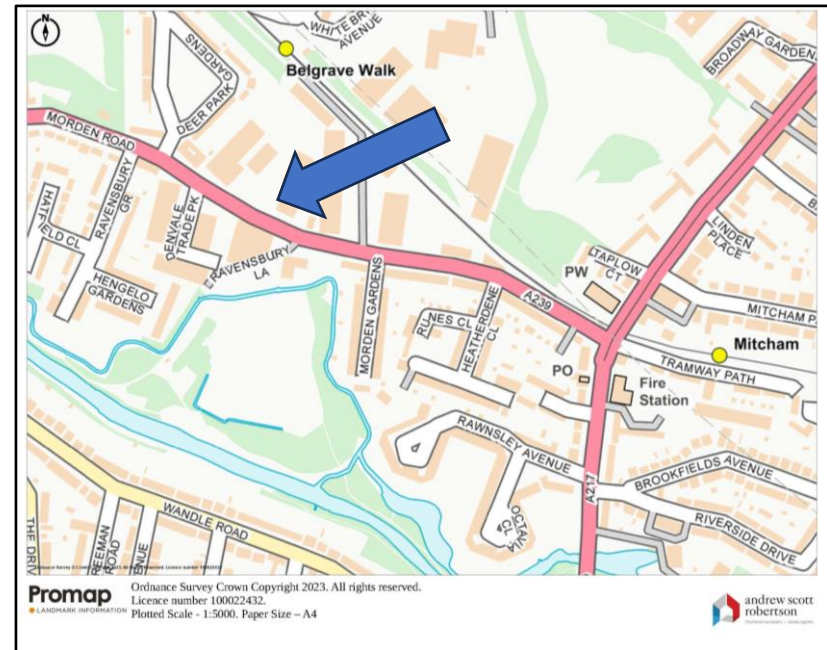
ACCOMMODATION (approximate site area)

Enclosed Yard Area	834 sq. m.	8,975 sq. ft.
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Site Area: 0.21 acres (0.085 Ha) approx.

FEATURES

- Location fronting Morden Road (A239) close to junction with A217
- 10.5 miles south of Central London and 12 miles north of M25
- Good public transport links – Belgrave Walk and Mitcham Tram Stops close by
- Fenced Yard area laid to reinforced concrete.
- Mains Water and 3-phase electricity.
- Double entrance gates



102 Morden Road
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Rent: £90,000 per annum, exclusive

Strictly by appointment via Sole Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe/ Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

- (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

BUSINESS RATES

There is no current Rating Assessment
Interested parties should make their own enquiries with London Borough of Merton to confirm the rates payable.
Source: VOA website.

TENURE

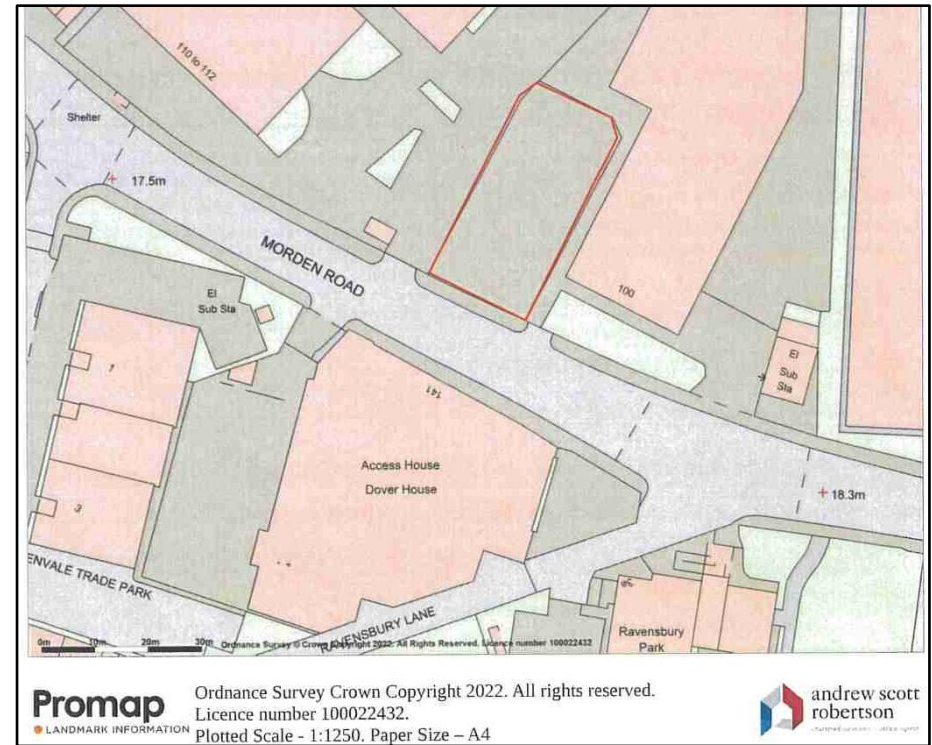
The property on a Lease with full vacant possession upon completion.

LEGAL COSTS

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

VAT

VAT election to be confirmed



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

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