

SITUATED ON AN ESTABLISHED LIGHT INDUSTRIAL ESTATE

**FIRST FLOOR OFFICE/STUDIO/WORKSHOP SPACE
WITH PARKING**

AVAILABLE TO LET



First Floor, Unit 13a, 193 Garth Road, Morden, Surrey SM4 4LZ

Location

The premises are situated on a popular Light Industrial estate on the eastern side of Garth Road and with easy access to the A3 and M25.

Type

A First Floor suite of partitioned and open plan office/workshop/studio space measuring approximately 2,900 Square Feet (269 Square Metres) with Three allocated car parking spaces.

Lease

The space is available on a brand new full repairing and insuring Lease for a term of three years and upwards.

Rent

£20,000 per annum exclusive

Planning

Office/Workshop premises falling within Planning Use Class 'E'.

Business Rates

Nil business rates payable subject to eligibility for Small Business Rates Relief.

Further Details/Viewing

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381.

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

First Floor, Unit 13 Garth Road Industrial Estate, 193 Garth Road, Morden, Surrey SM4 4LZ

LOCATION: The offices are situated on the established and popular Light/Industrial Estate which is approximately two miles away from the A3 with direct access to Central London and the M25. Public transport links are provided by Motspur Park and Worcester Park BR Stations providing direct and regular services to London Waterloo. Morden Underground Station is within a ten-minute drive.

DESCRIPTION: A First Floor Suite of Office/Studio/Workshop space comprised within a two storey Light Industrial building. The Offices have a private front entrance door with internal hallway and staircase leading to:

First Floor:

2,900 Square Feet (269 Square Metres) of Office/Workshop/Studio space arranged as Open Plan/Partitioned rooms.

Features include:

- * Gas Fired Central Heating System with Radiators
- * Staff Tea making/Kitchenette facility
- * Male and Female Washroom facility
- * Warm and Cool Air Conditioning units installed to Open Plan Offices
- * Allocated car parking bays for three cars
- * Entry Phone System Installed

PLANNING: The property falls under Planning Use Class 'E' (Offices/Workshop).

BUSINESS RATES: Nil Business Rates payable (Subject to eligibility for Small Business Rates Relief).

LEASE: The offices are offered on a brand new Full Repairing and Insuring Lease for a term of three years and upwards.

ANNUAL RENT: £20,000 per annum exclusive

EPC: An EPC has been commissioned and will be made available to interested parties.

LEGAL COSTS: Each party to cover their own legal costs.

**FURTHER DETAILS/
VIEWING:**

By application to Wallakers Commercial on 020 8399 5381.

Seamus Mullaney: smullaney@wallakerscommercial.com
Carlie Shenton: csandys@wallakerscommercial.com