

MORDEN

1st FLOOR, 29 ABERCONWAY ROAD

SM4 5LN

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

1ST FLOOR OFFICES / CLASS E USE PREMISES – 3,498 SQ.FT / 325 SQ.M



Location & Description

Morden is a suburb in The London Borough of Merton located to the south of Wimbledon and north of Sutton. Morden Underground Station (Northern Line) is positioned with 100 meters providing regular connections to central London. In addition, South Merton Train Station (Thameslink) is within walking distance as well as the availability of ample bus stops within the vicinity. Aberconway Road (B286) is located within Morden Town Centre and the property occupies a prominent corner position with excellent levels of passing traffic and footfall positioned at the junction with London Road (A24). The general character of the area comprises predominantly commercial properties within established terraces/parades with residential upper parts. The building is not listed, nor is it located within a Conservation Area.

The property comprises 1st floor space within a detached two storey building on an island site. The offices are accessed via a private entrance door from the rear car park. Internally the current configuration provides a mixture of open plan and cellular/partitioned offices and meeting rooms, kitchen/staff room and male and female WC's. The space can easily be adapted to suit an ingoing tenants' requirements. Heating/cooling is provided by way of air conditioning and gas central heating (all untested). The property is fitted to a good standard throughout.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Terms	Accommodation												
<p>Available to let on the basis of a new full repairing and insuring lease (by way of service charge) for a term of years to be agreed at a commencing rent of £65,000 (Sixty-Five Thousand Pounds) per annum exclusive.</p> <p>The lease is to be granted <u>outside</u> of the security provisions of the Landlord & Tenant Act 1954 (as amended).</p>	<p>Approx Net Internal Areas:</p> <table border="1" data-bbox="688 359 1500 527"> <thead> <tr> <th>Floor</th> <th>Sq.Ft</th> <th>Sq.m</th> </tr> </thead> <tbody> <tr> <td>First Floor:</td> <td>3,498</td> <td>325</td> </tr> <tr> <td>WC's</td> <td></td> <td></td> </tr> <tr> <td>Total Net Internal Area:</td> <td>3,498 sq ft</td> <td>325 sq m</td> </tr> </tbody> </table>	Floor	Sq.Ft	Sq.m	First Floor:	3,498	325	WC's			Total Net Internal Area:	3,498 sq ft	325 sq m
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Rating Assessment	Commercial Energy Performance Certificate												
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £TBA</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<table border="1" data-bbox="695 695 1500 1087"> <tr> <td colspan="2" data-bbox="695 695 1279 961"> <p>Lidl UK GmbH 29-33 Aberconway Road MORDEN SM4 5LN</p> </td> <td data-bbox="1279 695 1500 961"> <p>Energy rating</p> <p>A</p> </td> </tr> <tr> <td data-bbox="695 961 1097 1087"> <p>Valid until 10 January 2027</p> </td> <td colspan="2" data-bbox="1097 961 1500 1087"> <p>Certificate number 9999-3029-0934-0500-9391</p> </td> </tr> </table>	<p>Lidl UK GmbH 29-33 Aberconway Road MORDEN SM4 5LN</p>		<p>Energy rating</p> <p>A</p>	<p>Valid until 10 January 2027</p>	<p>Certificate number 9999-3029-0934-0500-9391</p>							
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VAT	Viewings												
<p>The property is elected for VAT.</p>	<p>Available by prior appointment with Linays Commercial Ltd.</p> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>												
Anti-Money Laundering													
<p>In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 all potential tenants will be required to comply with our Anti Money Laundering policy.</p>													