



110 Morden Road Mitcham CR4 4XB

AIR COOLED OFFICES WITH ON SITE CAR
PARKING

Area: 9,880 FT² (918 M²)

Initial Rent: £12.50 PER SQFT



AREA
Divisible floor
plates



LOCATION
Wimbledon 20
mins



TRAM
Belgrave Walk



PARKING
20 spaces



LIFT
Passenger Lift



NATURAL LIGHT
Good throughout



AIR CONDITIONING
Throughout



RENT
£ 12.50 PER SQFT



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LOCATION:

The building is situated to the north of Morden Road which connects from Morden to Mitcham Town Centre being 8 miles to the south of Central London, 14 miles to the north of the M25 and 4 miles west to the A3.

Belgrave Walk Tram Station is just a short walk from the property behind the Liongate Enterprise Park providing swift access to Wimbledon Town Centre with its connections to both the Rail Station (15 mins to Waterloo) and Underground (District Line). Wimbledon has many other amenities including retail outlets, Restaurants and leisure facilities.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Floor Area	9,880	918
TOTAL	9,880	918

DESCRIPTION:

The accommodation comprises the first floor of this prominent office building and is mainly open plan with excellent natural light whilst benefitting from air conditioning, a kitchen area, male and female cloakrooms and being accessed by both a passenger lift and stairwell.

Having a central communal core the floor area would be well suited for division to provide for smaller office space as required with the landscaped area to the front and the side of the building providing for up to 20 on site car parking spaces.

LEASE:

A new lease for a term to be agreed.

VAT:

To be charged at the prevailing rate.

SERVICE CHARGE:

TBC

RATES PAYABLE:

TBC

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



CONTACT:

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