

109 LONDON ROAD, MORDEN,
LONDON, SM4 5HP

£20,000 Per Annum



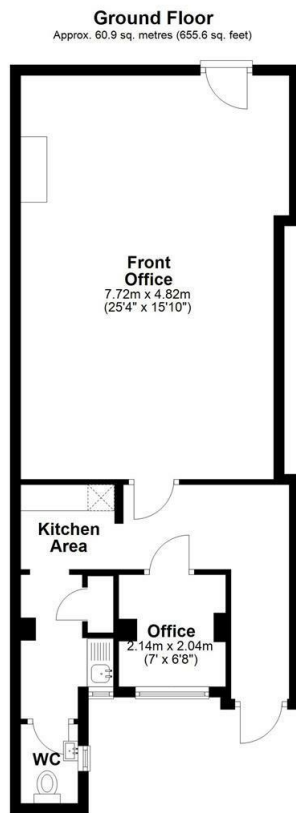
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

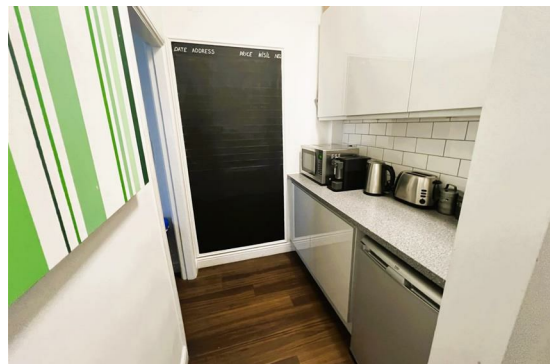
020 8296 1273

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Total area: approx. 60.9 sq. metres (655.6 sq. feet)



Description

Ground floor commercial premises (use class E) with air conditioning, broadband & alarm system, comprises front reception / main office, kitchen area, back office, W/C and rear parking for multiple vehicles.

Location

The property occupies a prime position in central Morden, situated directly along the A24/A297 corridor for excellent road connectivity to South-West London and the wider motorway network.

The property is just 100 metres (2 minutes' walk) from Morden Underground Station (Northern Line), providing a direct, fast route to Central London in under 30 minutes. Regular South Merton national rail services are accessible within 0.6 miles (9 minutes' walk), connecting to Wimbledon, Sutton, and beyond.

Major road links include immediate access to the A24 London Road, leading towards the A3 for journeys into Surrey and the M25.

Tramlink connections are reachable at Morden Road, approximately 1km (14 minutes' walk), offering further transport options across South London.

Terms

Available with a brand new 10 year lease or by an assignment of the existing lease expiring 2029

Rent: £20,000 pa (fixed)

Viewings

Contact sole agents Christopher St James 020 8296 1270

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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