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**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

www.gpccommercial.co.uk

**TO LET**  
(May Sell)  
**REFURBISHED**  
**OFFICE BUILDING**  
APPROX 153 SQ M / 1,650 SQ FT



**£3 psf Initial Rent**

**190 GARTH ROAD**

**MORDEN, SURREY, SM4 4LU**

**CHARTERED SURVEYORS**

*Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.*

# 190 GARTH ROAD MORDEN, SURREY, SM4 4LU

## Location:

Situated at a busy trading location between the A3 and the A24. Morden underground station is approximately 2½ miles to the north-east.

## Description/Accommodation:

These self-contained offices comprise a three-storey building with car parking and enclosed rear yard. The building is constructed of brick faced elevations under a pitched and tiled roof.

Second Floor	51 sq m	549 sq ft
First Floor	51 sq m	549 sq ft
Ground Floor	51 sq m	549 sq ft
<b>Total</b>	<b>153 sq m</b>	<b>1650 sq ft</b>

## Amenities:

The offices have been refurbished and have the benefit of the following amenities –

- *New carpets*
- *Gas fired central heating*
- *Double glazed windows*
- *Suspended ceilings with Cat II lighting (except at Second Floor level where individual spotlights are installed)*
- *Single toilet facility on all floors*

## Terms:

The offices are available to let under a full repairing and insuring Lease for a term to be agreed

## Rent:

An initial rent of £24,000 per annum exclusive

Alternatively the property may be available for sale freehold. Price on application.

## Legal Costs :

Each party is responsible for their own costs in this transaction.

## Energy Performance Certificate:

Available

## Business Rates:

According to the Government website the Rateable Value of the property is £12,750 per annum and the UBR for 2011/12 is 42.6p in the £.

## Property Misdescriptions Act 1991

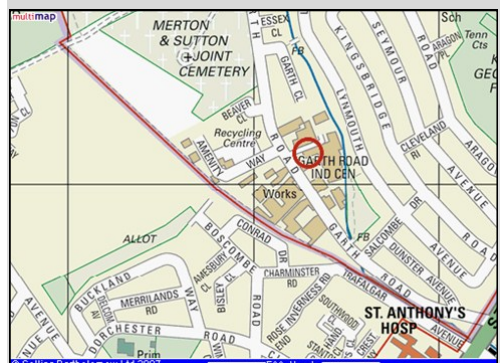
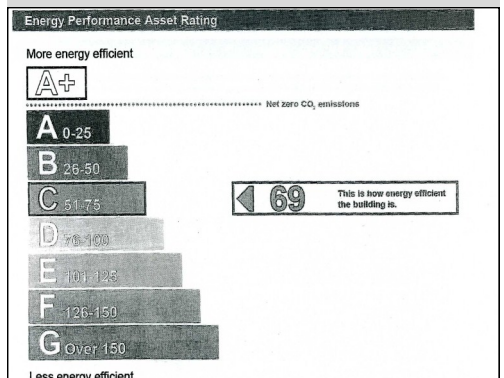
Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

## Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website [www.leaseingbusinesspremises.co.uk](http://www.leaseingbusinesspremises.co.uk)

## Viewing

For further information, or to arrange an inspection please contact Sole Agents **Gildersleve & Payne**  
Nick Payne MRICS  
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