



PRELIMINARY DETAILS

PROMINENT MODERN & PERIOD SELF-CONTAINED A/C OFFICE BUILDINGS

**AVAILABLE SEPARATELY OR
COMBINED ON NEW LEASE TERMS**

MODERN OFFICE BUILDING: 20,114 SQ FT

PERIOD OFFICE BUILDING: 5,046 SQ FT

TOTAL: 25,160 SQ FT

- 60 ON SITE CAR PARKING SPACES -



THE GRANGE, 1 CENTRAL ROAD, MORDEN, SURREY, SM4 5PQ

LOCATION

- ◆ Prominent corner position adjoining the A24.
- ◆ Within easy reach of Junctions 8 & 9 of M25 and the M25 motorway.
- ◆ Heathrow & Gatwick Airports some 15 & 25 miles distance away respectively.
- ◆ Morden Underground Station (Northern line) short walking distance.
- ◆ Tramlink to Croydon and Wimbledon within 600 metres from the property.

ACCOMMODATION

Modern Office Building	20,114 sq ft
Period Office Building	5,046 sq ft
TOTAL APPROX	25,160 SQ FT

DESCRIPTION

The Grange comprises two inter-connecting properties to provide a prominent headquarters office building. There is a Grade II listed period building which was constructed in the early 19th Century, whilst connected to this property is a modern 4-storey office building which was extended in the early 1980s.

VAT

The property is elected for VAT.

EPC

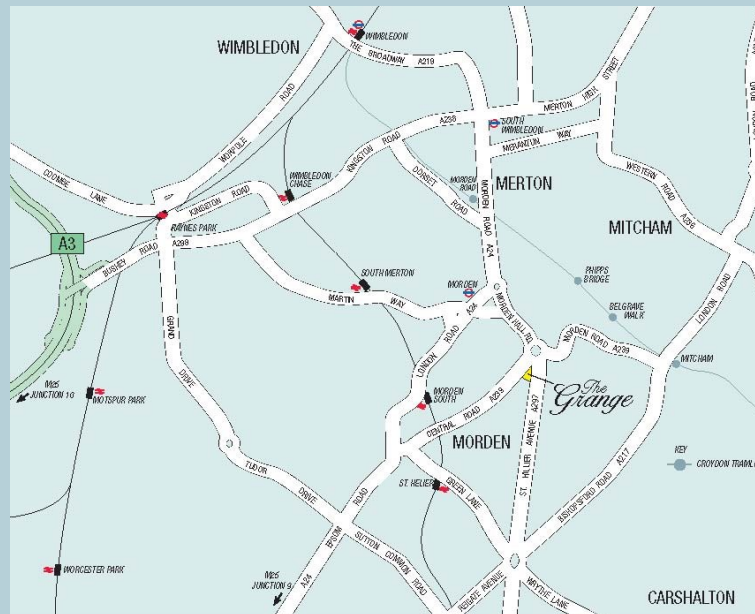
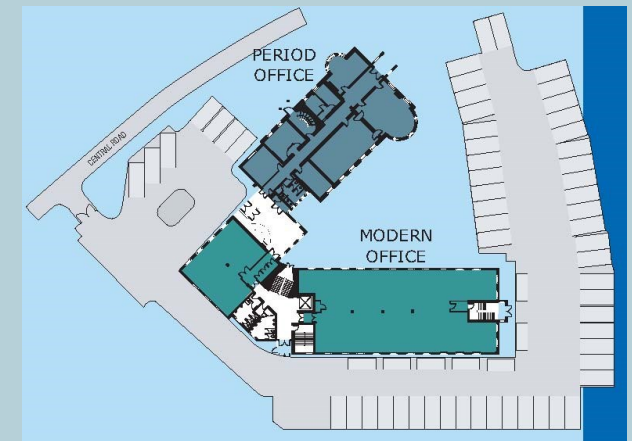
To be assessed.

TERMS

Upon application.

SPECIFICATION

- ◆ Comfort Cooled A/C
- ◆ Gas fired central heating
- ◆ Fitted carpeting
- ◆ Suspended ceiling tiles
- ◆ Prominent entrance area
- ◆ Demountable partitioning
- ◆ Fitted kitchens
- ◆ Passenger lift
- ◆ Male, Female & Disabled WCs



VIEWINGS

For further information or to arrange an inspection please contact:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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