



TO LET/MAY SELL

SHW

INDUSTRIAL AND WAREHOUSE – 22,909 SQ FT (2,128.25 SQ M)
Garth House, 141 Garth Road, Morden, SM4 4LG

**MAKING
PROPERTY
WORK**

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Rent/Price | On application

DESCRIPTION

The property which is recently refurbished comprises a self-contained two storey office building fronting Garth Road linked to a single storey concrete portal frame warehouse behind.

The warehouse unit has 2 access points from Garth Road leading to a substantial 20m x 40m yard to the rear. The fully lit and heated unit has been opened up to provide clear storage with two electrically operated roller shutter doors accessing the yard area.

LOCATION

141 Garth Road is situated in a well-established industrial location in the heart of South West London just 2 miles from the A3 dual carriageway at Raynes Park providing direct access to Central London and the M25. Road communications are further enhanced with the A24, A240 and A232 which give good accessibility to the local conurbations of Morden, Mitcham, Wimbledon, Epsom, Sutton, Chessington, Croydon and Kingston.

Public transport links are provided by Motspur Park and Worcester Park overground rail stations providing direct and regular services to London Waterloo. Morden Underground station is within a 10 minute drive. the property is further serviced by the 93 and 293 bus networks providing good local transport links for staffing.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Warehouse	14,816	1,376.41
Office	6,750	627.07
Canopy	1,343	124.76
TOTAL	22,909	2,128.24

AMENITIES

- Fully fitted first and ground floor offices
- 3.5m to underside of haunch
- 3 Phase power
- 2 x Electric Roller Shutter Doors
- 20m yard depth (parking for up to 40 cars)

RENT/PRICE

On application.

RATES

Rateable Value - £97,000 (2017).

VAT

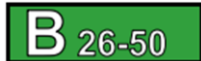
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

This property has an EPC rating of B.



VIEWINGS – 020 8662 2700

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