

NEWLY REFURBISHED OFFICE SUITES IN MORDEN TOWN CENTRE

TO LET

2,860 SQ FT—6,070 SQ FT
(265.7 SQ M—563.9SQ M) APPROX



ATHENA HOUSE, 64 LONDON ROAD, MORDEN SM4 5AZ



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LOCATION

The office is situated in a prime location with excellent communications being directly above Morden underground station, where the Northern Line provides a regular tube service with trains to central London taking approximately 30 minutes, and next to the bus depot covering a wide area including Wimbledon, Putney, Kingston, Mitcham, Sutton and Epsom. Morden provides a good array of shops and restaurants including the likes of Boots and Sainsbury's with Wimbledon and Sutton town centres only a short drive away.

The A24, A3 and A217 are near the property and provide easy access to central London and the motorway network to the South including the M25.

DESCRIPTION

Athena House forms part of this substantial modern 4-storey office building which benefits from an impressive main ground floor reception area with a passenger lift.

The available accommodation comprises two self contained wings on the 1st and 3rd floors.

Both wings have been refurbished to provide open plan rectangular shaped office suites with new dedicated male, female and disabled WCs and kitchen stations. The suites now have new carpets, suspended ceilings incorporating new recessed LED lighting diffusers and new ceiling mounted cooling and heating cassettes units.

The suites also has the use of 4 car spaces each in an adjoining car park behind the building.

AMENITIES

- Newly refurbished
- Suspended ceilings with integral LED lighting
- New carpeting
- New male and female WCs
- New disabled toilet
- 6 person passenger lift
- Kitchen station
- New comfort cooling cassettes
- Prominent refurbished entrance area
- 4 on-site car parking spaces with each wing
- Secondary glazing to front elevation
- Excellent natural daylight from front and rear elevations

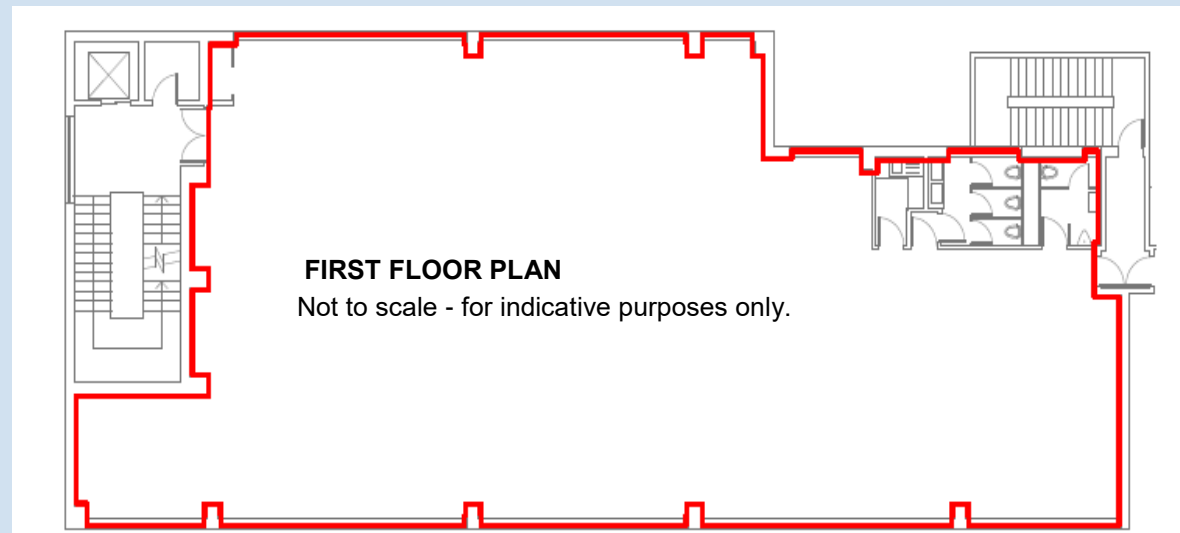
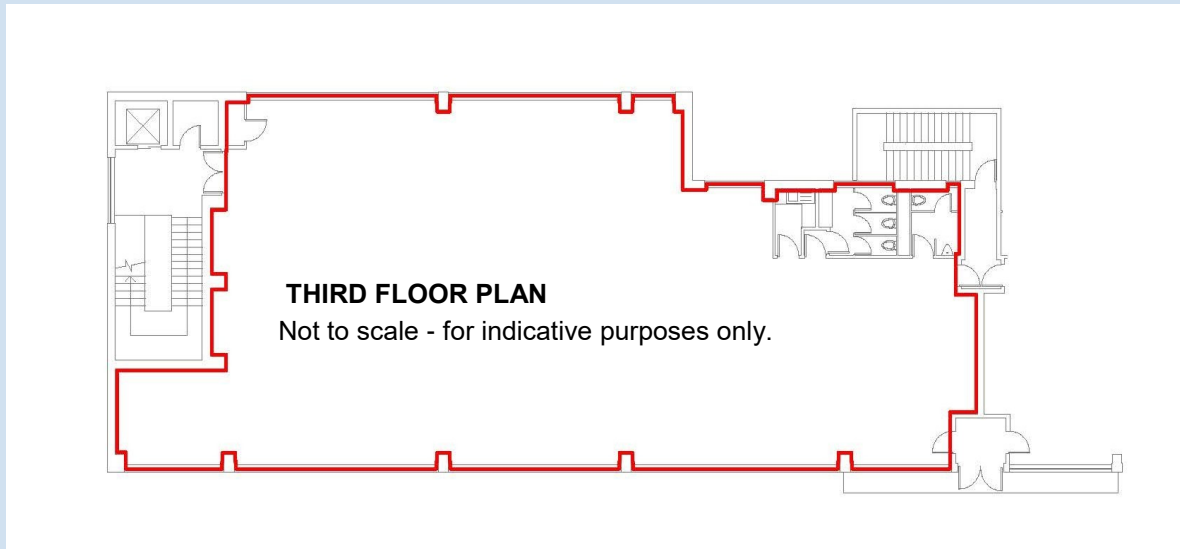
ACCOMMODATION

	ATHENA HOUSE		Rateable	Rates
	Sq Ft	Sq M	Value	Payable*
3rd Floor	3,210	298.2	£35,750	£15,444
1st Floor	2,860	265.7	£30,750	£13,284

*We strongly recommend interested parties confirm these figures with Merton Borough Council.



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ATHENA HOUSE RENT £

3rd Floor	£64,200 per annum exclusive
1st Floor	£57,200 per annum exclusive

TERMS

The suite is available to let on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

The current annual service charge is approximately £5.93 per sq ft plus VAT.

VAT

The property is elected for VAT.

EPC

B (32)



For further information or to arrange an inspection please contact:

ANDY ARMIGER

DD: 020 8481 4741

Email: andy@cattaneo-commercial.co.uk

TIM WILKINSON

DD: 020 8481 4745

Email: tim@cattaneo-commercial.co.uk

Cattaneo Commercial Ltd
19-23 High Street
Kingston upon Thames
Surrey KT1 1LL
www.cattaneo-commercial.co.uk



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