



**FOR SALE**

**INDUSTRIAL AND WAREHOUSE – 26,174 SQ FT (2,431.56 SQ M)**  
Alpha Place, Garth Road, Morden, SM4 4LX

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### Price | £3,000,000

#### DESCRIPTION

The property comprises a warehouse unit of steel frame construction with part brick and part corrugated sheeting elevations under a pitched corrugated sheet roof with two storey offices. Externally the property benefits from a gated and secure yard.

#### LOCATION

The property 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
Ground Floor Warehouse	18,222	1,692.82
Ground Floor Office	2,495	231.79
First Floor Office	5,457	506.96
<b>TOTAL</b>	<b>26,174</b>	<b>2,432</b>

#### AMENITIES

- Eaves 5.5m
- Roller shutter loading access
- Three phase electricity
- WC Facilities
- Gated yard area

#### PRICE

Freehold - £3,000,000.

#### RATES

Rateable value - £66,500 (2017).

#### VAT

VAT will not be chargeable on the terms quoted.

#### LEGAL COSTS

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

#### EPC

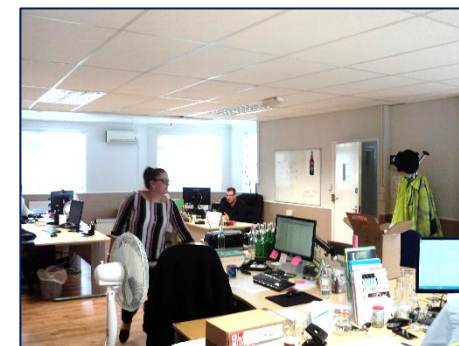
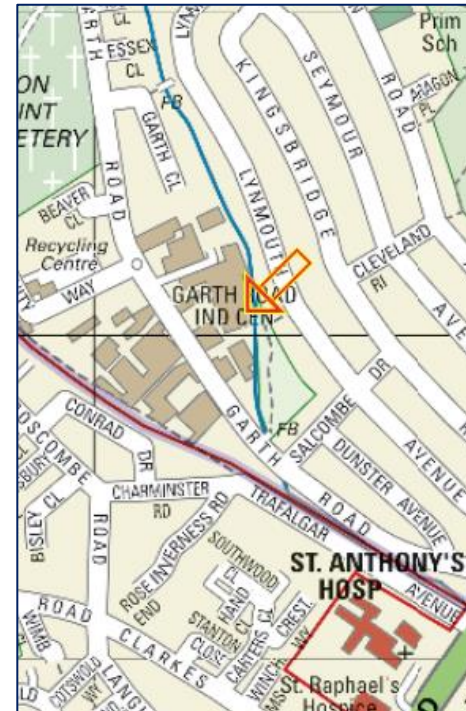
The EPC ratings for this property are C for the warehouse and E for the main building.

**C** 51-75

◀ 68

**E** 101-125

◀ 105



#### VIEWINGS – 020 8662 2700

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