



## INDUSTRIAL UNIT WITH CONSENT FOR VEHICLE REPAIRS AND MOT TESTING - FOR SALE

- 2,696 Sq Ft (250.46 Sq M)
- Guide Price: £575,000

Unit 5, 193 Garth Road, Morden, Surrey SM4 4LZ

## Key Features

- Roller shutter door (H) 3.45m x (W) 3.03m
- Separate double loading doors
- Laminate flooring to office areas
- Suspended ceilings to office areas
- Kitchen facilities
- Allocated parking for 6-7 cars



## Description

The two-storey building is of brick construction, with warehouse to the ground floor, together with mezzanine storage and offices.

## Location

The premises are located on the western side of Garth Road, which is well situated for access to both London and the South West.

The A3 is approximately 2 miles to the west, providing direct access to Central London and the M25. Public transport links are provided by Motspur Park and Worcester Park BR stations, providing direct and regular services to London Waterloo. Morden Underground station is within 10 minutes' drive.

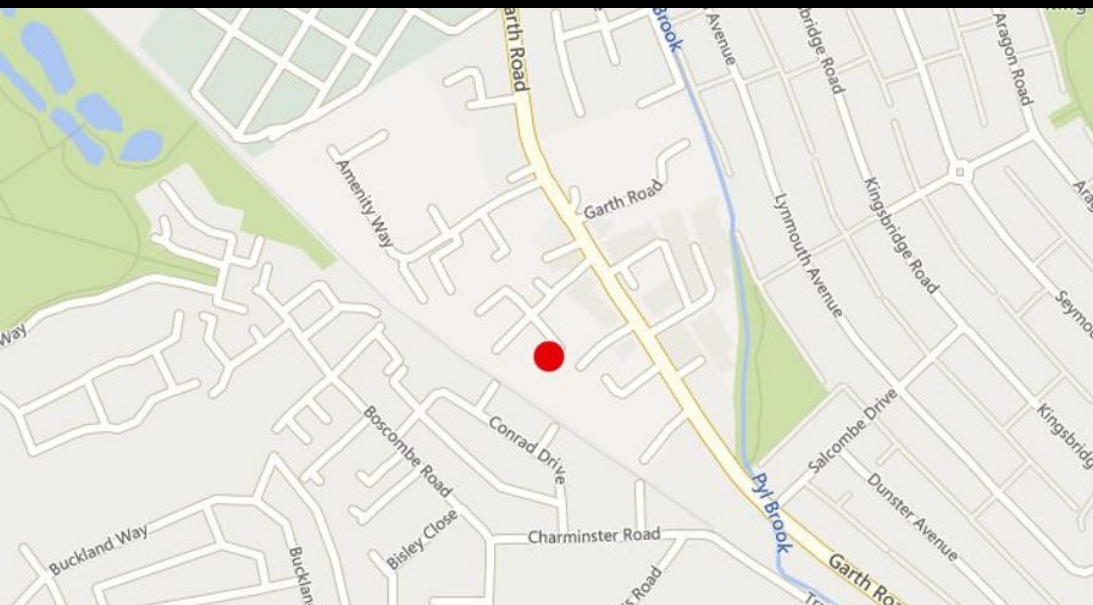
## Accommodation

The premises have the following approximate floor areas.

| Area                                   | Sq Ft              | Sq M               |
|----------------------------------------|--------------------|--------------------|
| Ground Floor                           | 1,819              | 168.99             |
| Mezzanine                              | 202                | 18.77              |
| First Floor                            | 675                | 62.71              |
| <b>Total Gross Internal Floor Area</b> | <b>2,696 Sq Ft</b> | <b>250.46 Sq M</b> |

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



## Terms

The premises are available Freehold for sale with full vacant possession.

## Guide Price

£575,000.

## VAT

The property has not been elected for VAT.

## EPC

The EPC rating for this property is C (54).

## Business Rates

The property has a 2026 Rateable Value of £26,750. The rates payable for the current financial year are therefore £11,556. NB: Rates payable may be subject to transitional relief.

## Planning

The property currently benefits from B2 planning consent for vehicle repairs and MOT testing.

## Legal Costs

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

## Viewing

Strictly by appointment through Sole Agents:



**Morgan Pérez**  
[morganperez@centro.plc.uk](mailto:morganperez@centro.plc.uk)

**Paul Harwood**  
[paulharwood@centro.plc.uk](mailto:paulharwood@centro.plc.uk)

**AML** - In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.



