



INDUSTRIAL WAREHOUSE WITH FIRST FLOOR OFFICES - FREEHOLD FOR SALE

- 6,057 Sq Ft (562.7 Sq M)
- £1,000,000 Freehold

167 Garth Road, Morden, Surrey SM4 4LF

Key Features

- Concertina access door
- Maximum eaves height 3.52 m
- Fluorescent strip lighting
- Kitchen facilities
- Ladies and gents WC facilities
- 5 forecourt car parking spaces
- Unrestricted street parking



Description

The property comprises a two-storey building of brick construction beneath a flat roof, with forecourt car parking.

Location

The premises are in a prominent position on the west side of Garth Road at its midway point. The premises are well situated for access to both London and the South East. The A3 and A217 are nearby thereby giving a choice of routes to South West London and the National Motorway Network via 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.

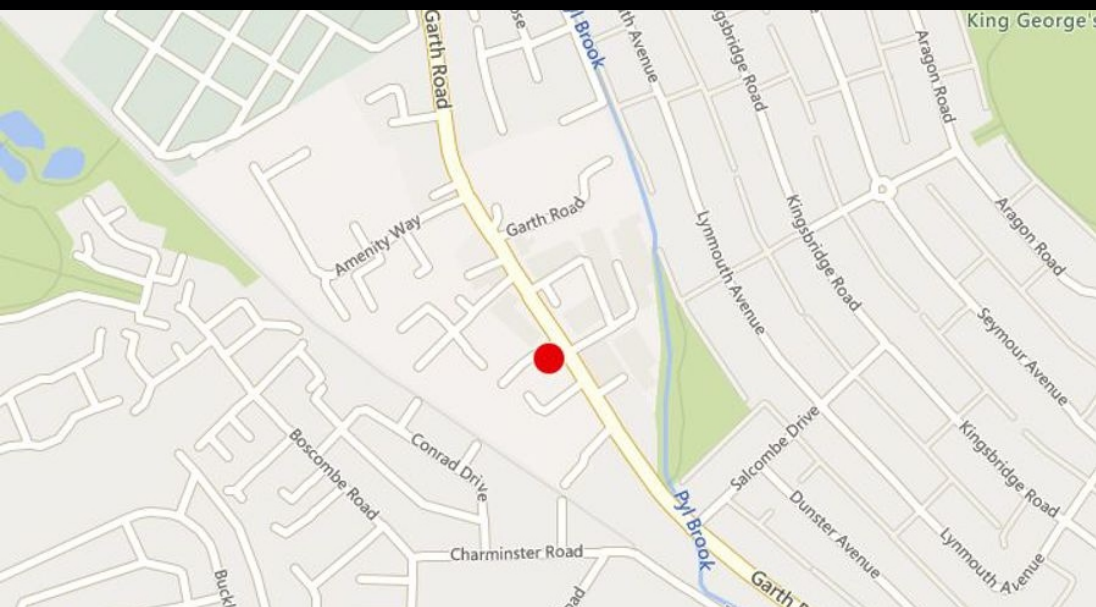
Heathrow and Gatwick Airports are also conveniently based with access via the M25/M4 and M25/M23 respectively.

Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	3,172	294.68
First Floor	2,885	268.02
Total Gross Internal Floor Area	6,057 Sq Ft	562.7 Sq M

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



Terms

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

Price

£1,000,000.

Rates

According to the Government website the property has a 2026 Rateable Value of £48,250. Therefore, the rates payable for the current financial year for 2026-2027 are £20,844. NB: The rates actually payable may be subject to transitional relief.

VAT

VAT will not be applicable to the sale price.

EPC

The EPC rating for this property is B (35).

Legal Costs

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

NB: 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.

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez

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Paul Harwood

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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.



