

# For Sale

220 Garth Road,  
Morden,  
SM4 4LQ

Rare Freehold Opportunity  
27,344 sq ft (2,508.38 sq m) on 0.85 Acres

- Located in a prominent industrial area
- Total Site Area of 0.84 Acres
- Potential to increase power
- Located within close proximity to A3
- Of interest to owner occupiers, investors and developers





# Photographs



# Contact

## Tenure

The property is to be sold freehold with vacant possession.

## Price

Quoting price available on application.

## Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

## EPC

EPC D (94)

## Rates

The property is listed for business rates by way of ten assessments totalling £133,650. Interested parties should make their own enquiries with Merton Borough Council.

## Legal Costs

Each party to bear their own legal costs.

## VAT

All pricing is subject to VAT.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



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