

FOR SALE — VACANT OFFICE BUILDING

MELDRUM HOUSE, 89-91 MIDDLETON ROAD,  
MORDEN, SM4 6RF

 **GRAHAM  
SIBBALD**





## Property Summary


- Freehold interest with vacant possession.
- Modern three-storey detached office building with ample natural light.
- Suitable for alternative uses under Class Use E.
- Secure car park providing approx. 11 spaces.
- Plot size: 0.16 acres.
- Excellent transport links nearby.

Building Size:  
**3,299 sq ft (NIA)**

Price:  
**Offers Over £900,000**  
(Subject to Contract)

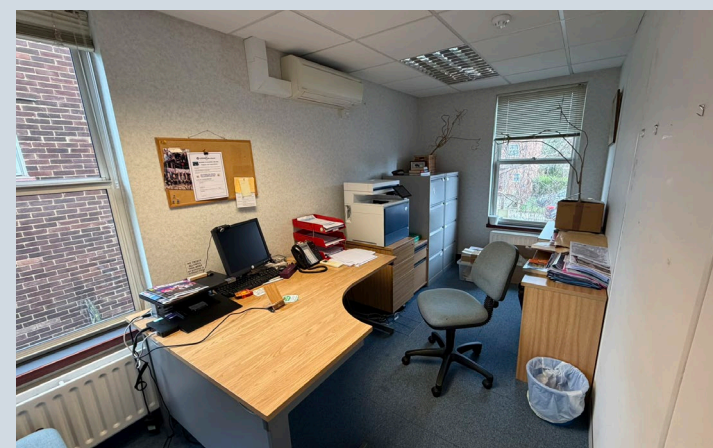
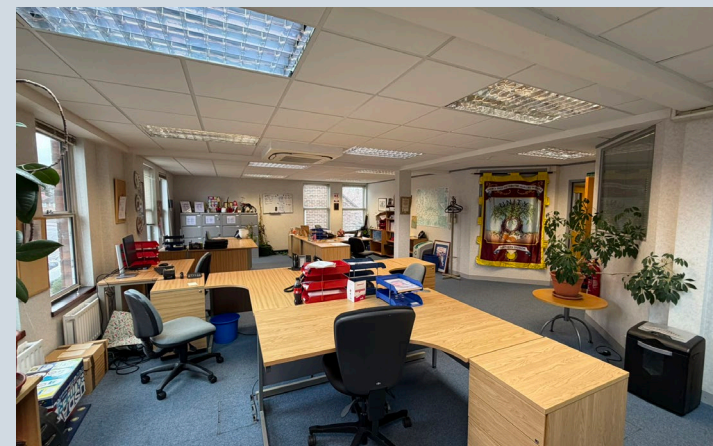
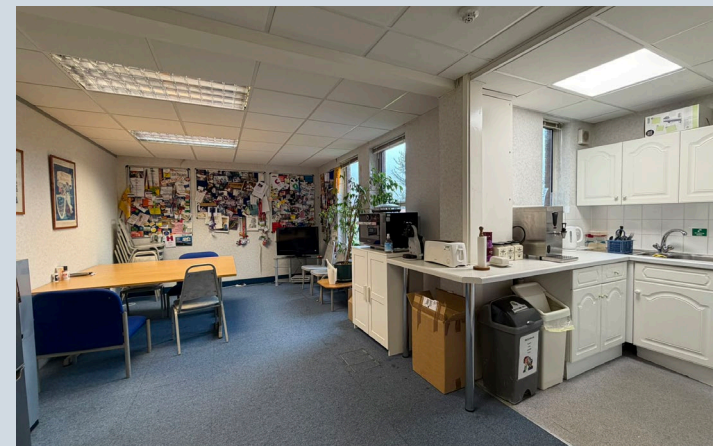
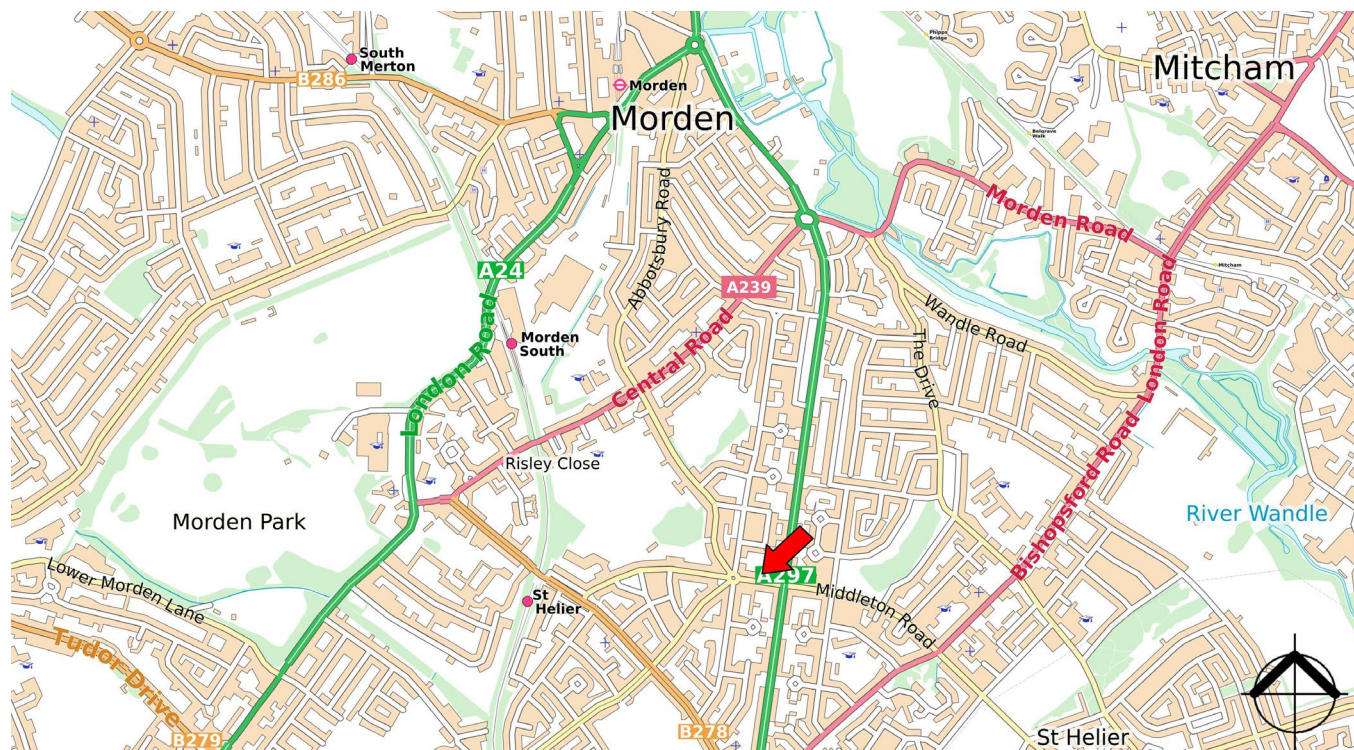
## Location

Morden is a well-established suburban location within the London Borough of Merton, situated approximately 10 miles South-West of Central London. The subject is located on Middleton Road in South Morden, being approximately 1 mile from the town centre. The immediate surrounding is predominantly made up of residential homes, along with other nearby occupiers such as NHS Dental Practice, Day Lewis Pharmacy, Medivet, Londis and Lyca Mobile.

 Morden benefits from good road infrastructure, with the property being situated adjacent to the A297 and approximately 0.8 miles West of the A24 (London Road), providing direct access North towards Wimbledon and Central London. The M25 is approximately 10 miles South, providing access to the wider motorway network. Additionally, the area is well connected with bus routes.

 The property is well served by public transport, with St Helier train station being located 0.4 miles West of the property on Middleton Road, providing Thameslink services to Wimbledon and London Blackfriars. Morden Underground Station (Northern Line) is approximately 1.5 miles North of the property, offering direct services into Central London.

 Heathrow Airport is located approximately 21 miles North-West and Gatwick Airport is approximately 20 miles South.





## Description

The property comprises of a modern, detached, three-storey office building arranged over ground, first and second floors providing a mix of open plan and cellular office space with separate meeting rooms. The specification includes suspended ceilings with mineral fibre tiles, CAT II lighting, carpet tiled flooring with floor boxes, air-condition and central heating.

The configuration consists of open-plan office accommodation with private offices/meeting rooms, a conference room, disabled WC on the ground floor, separate male & female WCs on split-level floors, kitchens on both upper floors and a plant room accessed via the rear of the building.

The building sits on a 0.16-acre site benefitting from a secure car park to the rear, providing approximately 11 car parking spaces, together with additional yard space to the front of the building.

## Accommodation

We have measured the property on net internal basis and calculated the following areas:

Ground floor office:	77.75sq.m	836.90 sq.ft
First floor office:	122.01 sq.m	1,205.66sq.ft
Second floor office:	106.71 sq.m	1,148.61sq.ft
<b>Total:</b>	<b>306.48sq.m</b>	<b>3,298.81sq.ft</b>



### Planning

Use Class E.

### Price

Offers in excess of £900,000 (subject to contract).

### VAT

All quoting prices are exclusive of any VAT which may be payable at the prevailing rate.

### Rateable Value

Interest parties are advised to confirm this with the local authority.

### Energy Performance Certificate

Available upon request.

### Tenure

The property is held on freehold under the title number SGL504152 and is sold with vacant possession.

### Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.



To arrange a viewing please contact:



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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude

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1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: April 2026