



16-20 MORDEN ROAD

SOUTH WIMBLEDON, SW19 3BN

CONSSENTED MIXED-USE DEVELOPMENT FOR 26 X PRIVATE UNITS & COMMERCIAL
FOR SALE



SUMMARY

Vacant 3-storey commercial building extending to 11,361ft² (GEA), situated on a site of 0.22-acres.

Planning permission (ref: 25/P0321) for a new build scheme comprising 26 x residential units and 2 x commercial units. All of which are for private sale with no allocation for affordable housing.

The property provides further potential for alternative uses or conversion, subject to obtaining necessary consents.

Popular residential location, 0.9 miles from Wimbledon station and 0.2 miles from South Wimbledon underground station.

Offers invited in excess of £3,500,000 for the freehold interest.



DESCRIPTION

The existing property comprises a part 3-storey, part 2-storey commercial building with the ground floor formerly utilised as a bank and the first and second floors used as offices.

The total gross external area (GEA) of the building extends to 11,361ft² with the gross internal area (GIA) extending to 10,422ft².

There is currently one occupational tenant. The tenancy can be brought to an end on one month's written notice and vacant possession will be provided on completion.

ACCESS TO THE PROPERTY IS TAKEN DIRECTLY FROM MORDEN ROAD WITH THE REAR CAR PARK ACCESSED VIA THE SIDE OF THE BUILDING AND PROVIDING 15 CAR PARKING SPACES.

LOCATION

THE PROPERTY OCCUPIES A PROMINENT POSITION ALONG MORDEN ROAD, SOUTH WIMBLEDON WITHIN THE LONDON BOROUGH OF MERTON.

The property is situated between a residential area to the South and a mix of residential and commercial uses to the North surrounding South Wimbledon Station off Kingston Road.

The nearest station is South Wimbledon underground station which is c. 0.2 miles away (2 mins walk) and providing access to Northern Line services into Central London. The site also offers access to Wimbledon Station with access to District Line and London Overground services.



PLANNING

Planning permission was given in 2026 under **reference 25/P0321** for the demolition of existing office building and erection of a mixed use, 6 storey development with associated access, amenity space, refuse and cycle storage.

The proposed residential element will consist of 8 x studio, 6 x 1 bed, 8 x 2 bed and 4 x 3 bed units across approximately 18,055ft² in total, all with an associated balcony or private garden, and access to communal space and roof top terrace. The ground floor commercial space will extend to circa 1,386ft² across the two units.

The development is subject to a Section 106 Agreement with 0% affordable housing having been negotiated. We understand that financial contributions amount to a figure of £60,356 however also draw purchaser’s attention to the latestage viability review. The CIL has also been agreed and totals £558,135.51.

Alternative Development - Permitted Development: In addition to new build development, the site also previously received prior approval in May 2024 for the change of use from office to residential. The planning application (21/P1181) permitted for a change of use of the first and second floors under permitted development rights. We suggest there might also be potential to further extend the property via upward extension under PD class AA however this would be subject to obtaining the required consents.

THE PROPERTY MIGHT BE SUITABLE FOR CONTINUED USE AS A COMMERCIAL BUILDING / OFFICE AND SUBJECT TO OBTAINING THE NECESSARY CONSENTS, CHANGE OF USE TO OTHER USES OR CONVERSION TO RESIDENTIAL VIA PERMITTED DEVELOPMENT.

Commercial			
Description	Qty	GIA m ²	GIA ft ²
Class E	2	129	1,386
Commercial Total	2	129	1,386
Residential			
Description	Qty	GIA m ²	GIA ft ²
Studio Apartments	8	300	3,229
1 Bedroom Apartments	6	331	3,565
2 Bedroom Apartments	8	674	7,257
3 Bedroom Apartments	4	372	4,004
Residential Total	26	1,677	18,055
Grand Total	28	1,806	19,441



CONTACT

TENURE

The property (TGL69051) is to be sold freehold with vacant possession upon completion.

VAT

The property is elected for VAT and will be charged on the sale.

TERMS

Offers invited in excess of £3,500,000 for the freehold interest.

DATAROOM

A data room containing further planning, legal and technical documents can be found [here](#).

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide identification documents. The required documents will be confirmed and requested from the successful purchaser at the point of offer acceptance.

CONTACT

To discuss any aspect of the property or disposal process, please contact the sellers joint sole agents:

CHARLIE COOKE

07753 130491
charlie.cooke@kingsbury.co.uk

JORDAN OLDFIELD

07736 177891
jordan.oldfield@kingsbury.co.uk

RICHARD THOMAS

07469 574927
richard.thomas@montagu-evans.co.uk

ROBBIE CATLING

07824 355001
robbie.catling@montagu-evans.co.uk



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