

# PROMINENT MODERN OFFICE SUITES

1,764 & 3,115 SQ FT APPROX (163.9 & 289.4 SQ M)

# TO LET



## LOCATION

The premises are situated on the junction of Coombe Road and Chestnut Grove and are within 200 metres of New Malden Railway Station and Town Centre.

New Malden town centre offers an excellent range of shopping, restaurant and banking facilities including Waitrose, Costa Coffee, Tesco Express, WH Smith, Nandos and Pizza Express, to name but a few.

Also within easy reach of the A3 Kingston By-Pass which provides a direct link by road to Central London, the main motorway networks and Heathrow and Gatwick Airports.

For a map of this location please visit [www.bing.com/maps](http://www.bing.com/maps) and enter KT3 4QF

## COMMUNICATIONS

ROAD	MILES	MINS	RAIL/UNDERGROUND	MINS
A3	3/4	3	Clapham Junction	14
M3	8	20	Waterloo	24
M25 (J10)	12	12	London Victoria	32
Central London	10	25	St Pancras International	45
Heathrow Airport	12	43	Gatwick Airport	53
Gatwick Airport	23	47	Guildford	55

46-50 COOMBE ROAD, NEW MALDEN, SURREY KT3 4QF

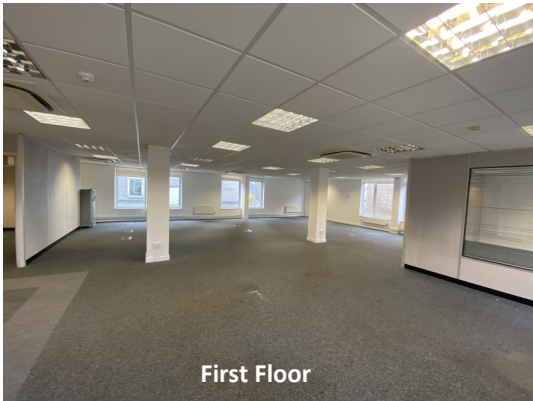


## DESCRIPTION

The available accommodation comprises two self contained suites in this prominent modern four storey office building. The first, located on the ground floor with window frontage onto Coombe Road and Chestnut Grove, is to be refurbished and will provide a modern open plan, comfort cooled office to one side of a central core area which incorporates the main staircase and passenger lift with male and female toilets on each half landing.

The second suite is located on the first floor and fitted out to a good standard, being predominantly open plan with one partitioned office, a temperature controlled server room and fitted kitchen. The suite benefits from excellent natural light with large double glazed windows to 3 aspects. It also has comfort cooling and a full access raised floors.

Both office suites have good on site parking.



First Floor



Ground Floor

## AMENITIES

- New LED lighting
- Comfort cooling units
- Gas fired central heating
- Good natural light
- On site parking in underground car park
- Additional car parking spaces may be available by separate arrangement



First Floor Kitchen

## ACCOMMODATION

FLOOR	EAST WING		
	SQ FT	SQ M	Car Parking
First	1,764	163.9	4
Ground	3,115	289.4	6

## TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£26.50 per sq ft, per annum.

## BUSINESS RATES (2024/25)

First: RV £28,500 / RP £14,221.50  
Ground: RV £45,500 / RP £22,704.50

## EPC

Rating: D (84)

## VAT

We are advised the building is elected for VAT.



For further information or to arrange an inspection please contact:

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