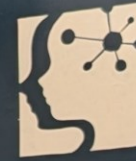


THE HEALTH HUB



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TO LET

MEDICAL / OFFICE SUITES – 135 - 300 SQ FT (12.54 - 27.87 SQ M)

157 High Street, New Malden, Surrey, KT3 4BH

DESCRIPTION

The premises comprise the ground floor of a part three storey building. The ground floor is divided into rooms most suitable for medical use but could also be used as traditional office space.

LOCATION

The property is located on New Malden High Street. New Malden Railway Station is approximately 0.3 miles away. Access to the A3 is in the opposite direction. Providing fast access into and out of London, the nearest junction with the A3 is approximately 0.4 miles away.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Suite 1	165	15.33
Suite 2	135	12.54
TOTAL	300	27.87

Rental prices quoted exclude contribution to utilities, insurance and service charge.

AMENITIES

- Close to New Malden Railway Station
- High Street Amenities
- Close to the A3

RENT

Suite 1 - £8,500 per annum
 Suite 2 - £7,000 per annum

TERMS

Terms to be negotiated.

RATES

Rates contribution based proportionately on the area occupied. Small business rate relief may apply, this should be verified with Small business rate relief may apply but this should be verified with RBK.

VAT

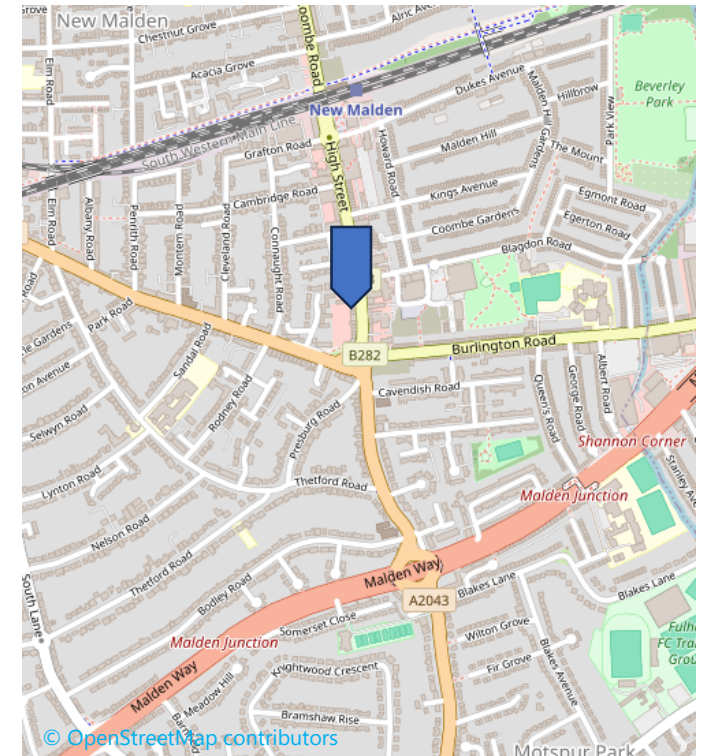
VAT will not be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

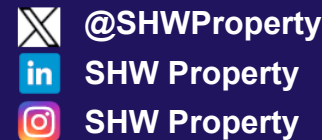
The property has an EPC rating of D.



VIEWINGS –

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