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Our ref: AGA/apex tower

DATE AS POSTMARK

SUBJECT TO CONTRACT

SEVENTH FLOOR NOW LET

Dear Sir/Madam

**APEX TOWER, NEW MALDEN SURREY KT3
STUNNING REFURBISHED OFFICES 947 – 33,931 SQ FT**

On behalf of our client CLS Holdings, I am delighted to attach our new brochure for Apex Tower, New Malden.

Following the recent letting of the 7th Floor. Apex Tower now offers a range of fully refurbished suites and floors from circa 947 sq ft up to a total of 33,931 sq ft with unique coffered ceilings, exposed services and some of the best views in South West London.

Our clients have undertaken a comprehensive refurbishment, whilst retaining existing occupier BAE Systems in situ throughout, and have now delivered a significantly extended reception area, generous new shower facilities and secure cycle storage, together with an excellent suburban parking ratio of 1:465 sq ft approx. The A3 dual carriageway is only 1 mile away, New Malden Station is directly opposite, and amongst the excellent local amenities are numerous shops, cafes, a Waitrose superstore, Tesco Express, M&S Food and many more.

The available accommodation to let is on floors 8-12, with floor 15 comprising a striking communal business lounge with coffee facilities and individual meeting rooms available for booking for all Tenants use. The 8 th floor has been split into smaller fully furnished suites, from approximately 947 sq up to entire unfurnished floors available comprising c.6,882 sq ft. The specification includes new VRF air conditioning, new raised access floors, and has achieved an EPC rating of B and designed to BREEAM "Very Good".

We are instructed to quote an extremely competitive rent for the South West London region, of £32.50 per sq ft for unfurnished offices and £39.50 per sq ft per annum exclusive for furnished suites. Service charge approx £10.80 per sq ft. Note the building is elected for VAT.

For further information or to inspect, please contact me, or our joint agents Knight Frank and BNP Paribas.

Kind regards,

Andy Armiger

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Encl.

apextower.co.uk



APEX TOWER
NEW MALDEN

NEWLY REFURBISHED SOUTH WEST LONDON OFFICES TO LET



APEX TOWER

HIGH STREET, NEW MALDEN,
SURREY, KT3 4DQ

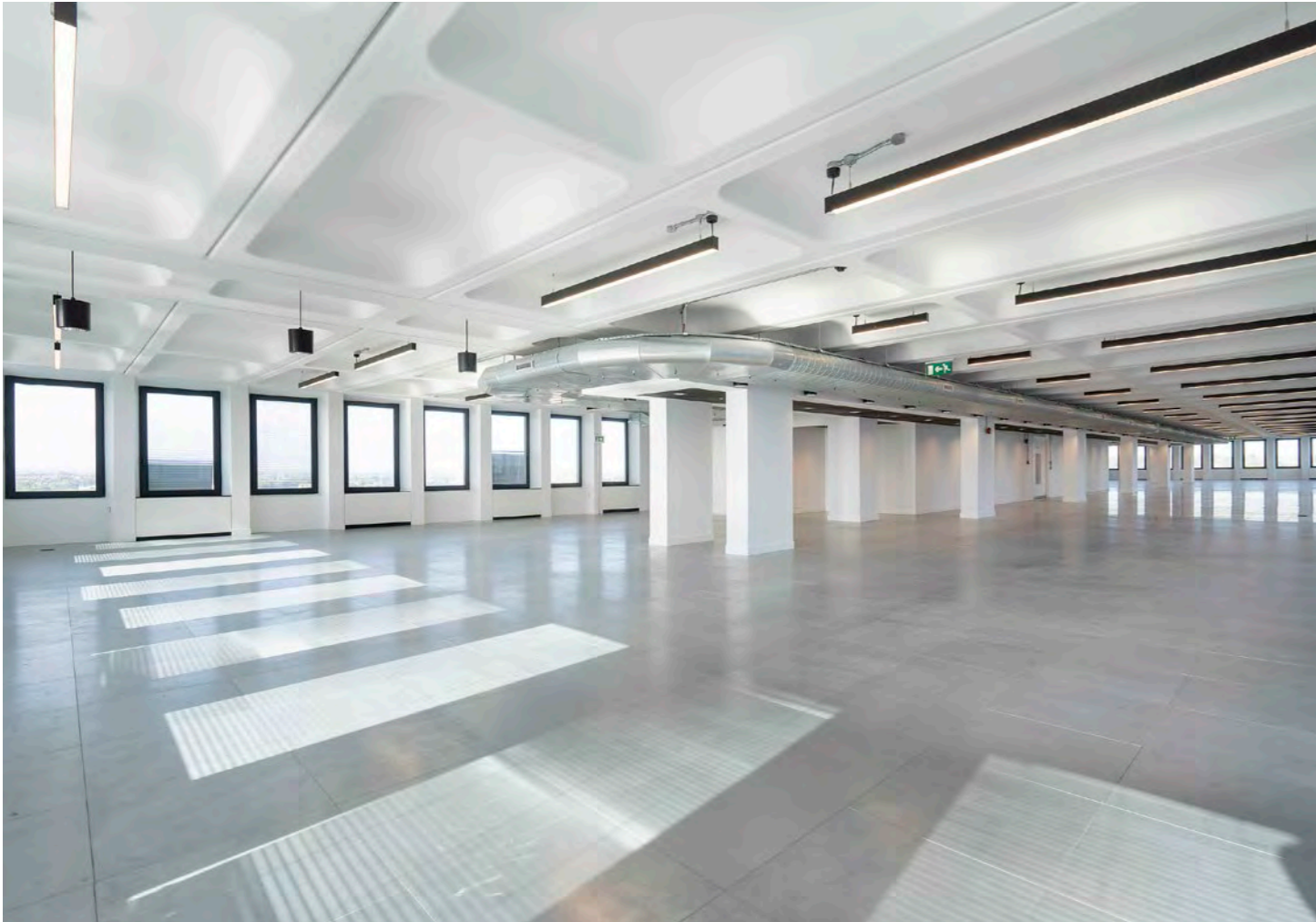
A CONTEMPORARY GRADE A REFURBISHMENT WITH FLEXIBLE OFFICE SPACE AVAILABLE FROM 947 TO 33,931 SQ FT

Apex Tower offers high quality offices approached via a newly enlarged prestigious reception area with quality finishes creating an impressive sense of arrival.





APEX TOWER



APEX TOWER OFFERS HIGH QUALITY REFURBISHED OFFICE SUITES WITH EXCELLENT NATURAL LIGHT AND FAR REACHING VIEWS



Newly extended and refurbished reception



New 4 x 13 person passenger lifts



New shower facilities



New air conditioning system



Occupancy level 1 person per 8 sq m



Communal business lounge with meeting rooms for hire



New raised floors



New LED Lighting



Excellent on-site parking ratio 1:465 sq ft approx.



Secure cycle storage



8 electric vehicle charging points



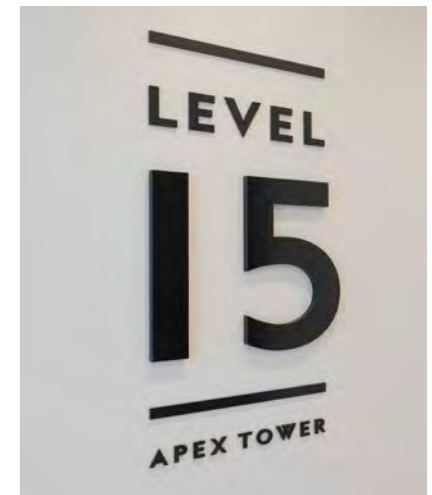
Fibre connectivity



EPC Rating B



BREEAM "Very Good"

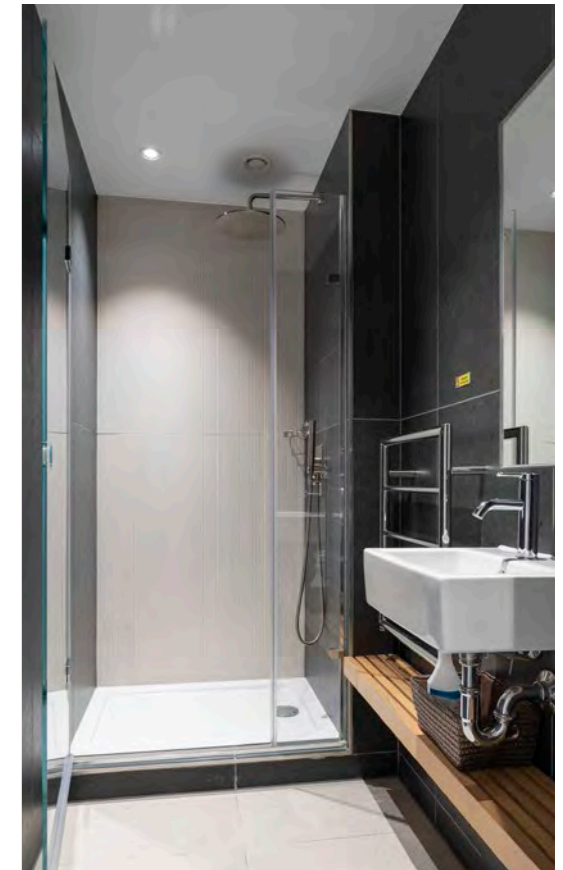
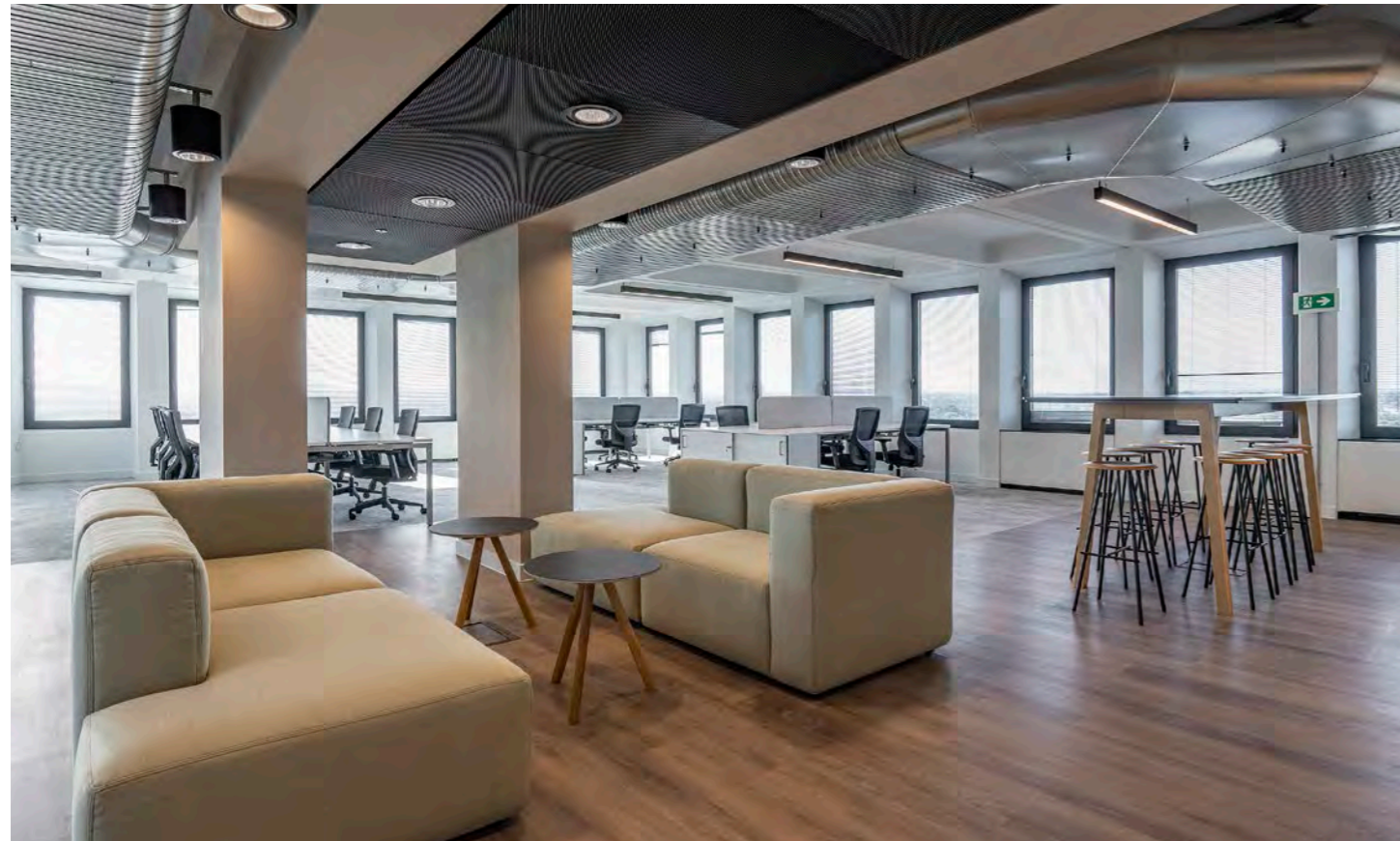


FLOORS, SUITES, MEETING ROOMS, COLLABORATION SPACE - APEX TOWER HAS IT ALL

The newly refurbished office floors at Apex Tower provide a striking series of office suites and floors from 947 sq ft upwards.

Level 15 provides a stunning communal business lounge with wide-reaching views across London, incorporating a coffee point, informal seating/breakout space and a series of for-hire meeting rooms.

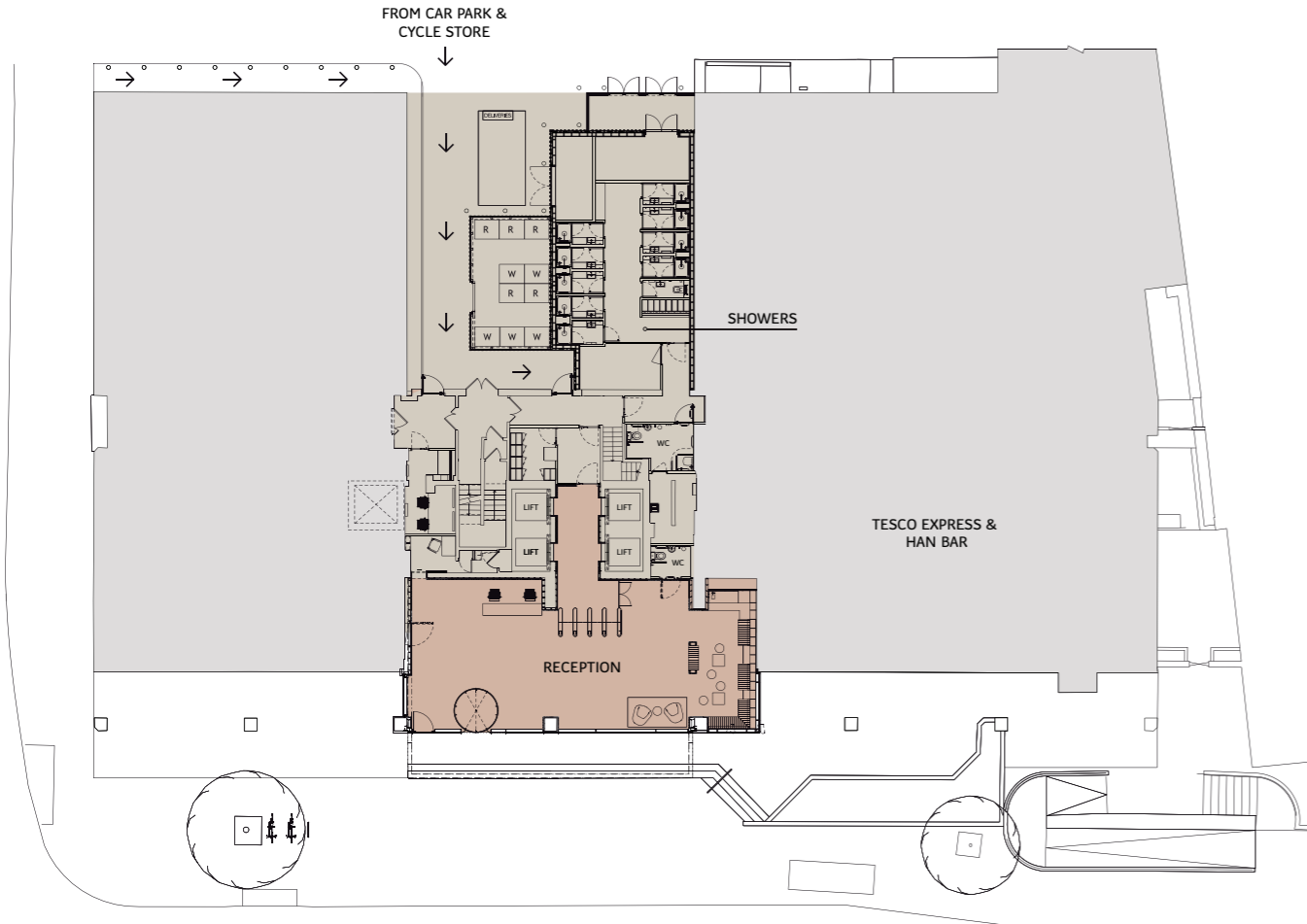




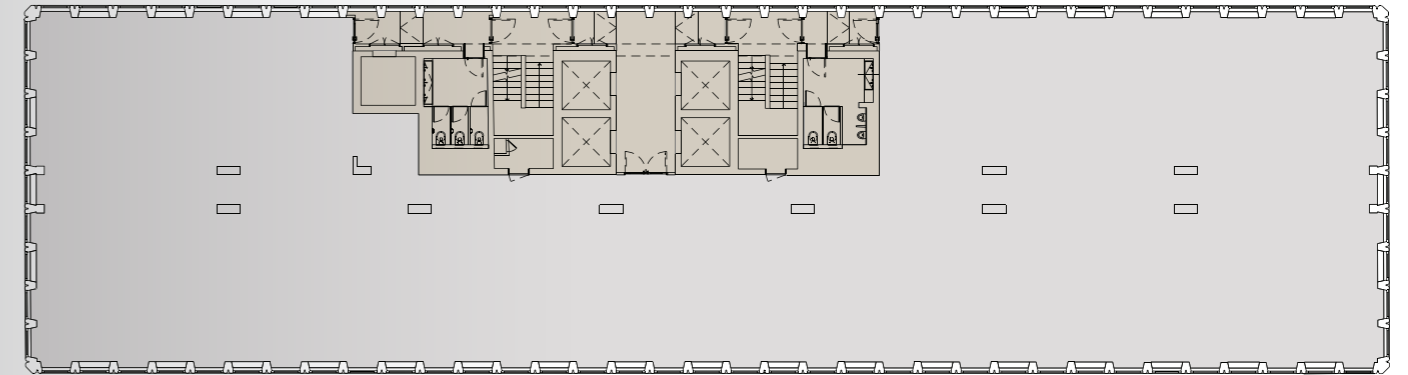


APEX TOWER

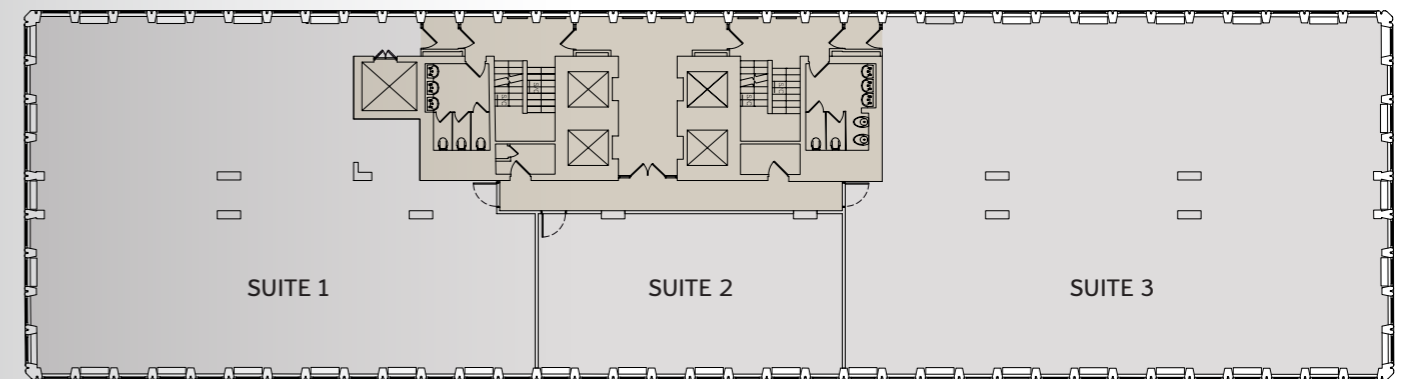
GROUND FLOOR



TYPICAL FLOOR PLAN



LEVEL 8



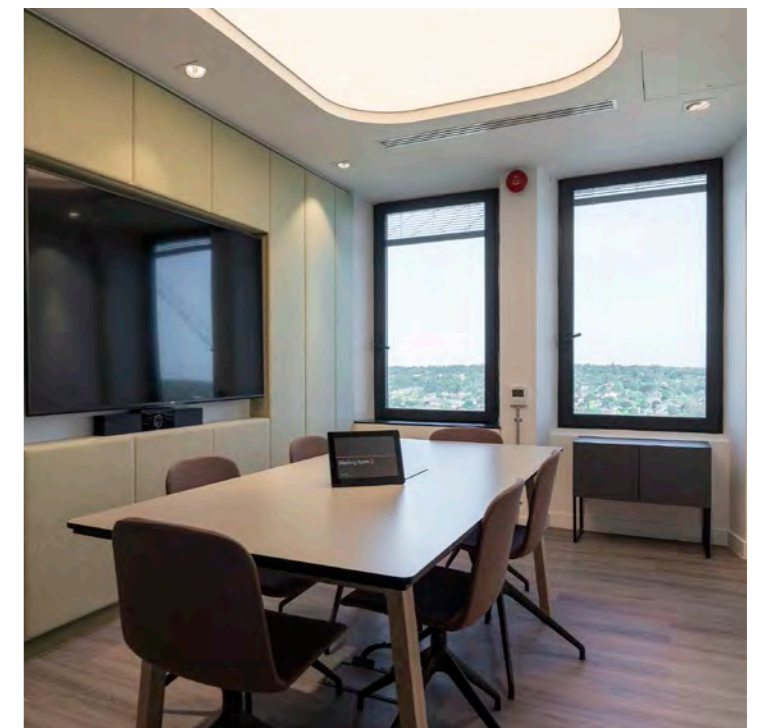
Indicative floor plan

AVAILABILITY

Floor	sq ft	sq m
15	Business Lounge	
14 Suite 1	LET	
14 Suite 2	LET	
14 Suite 3	LET	
13	LET	
12	6,882	639.4
11	6,882	639.4
10	6,849	636.3
9	6,882	639.4
8 Suite 1	2,379	221*
8 Suite 2	947	88*
8 Suite 3	3,110	289
7	LET	
Total	33,931	3,152.5

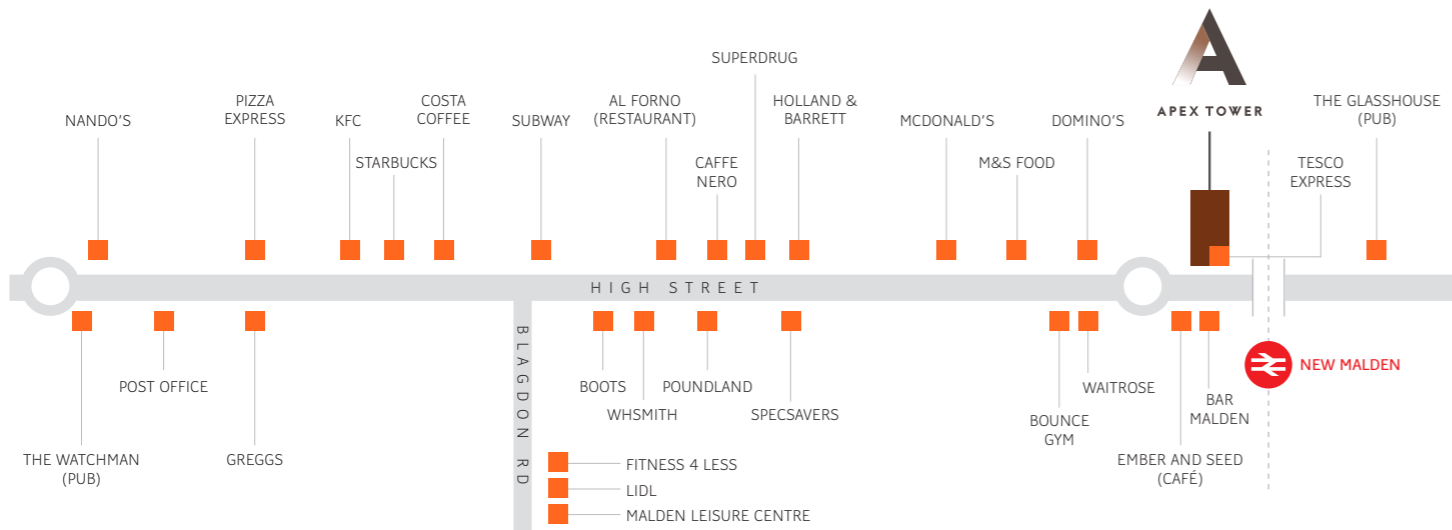
Measured on an IPMS3 basis in accordance with the RICS Property Measurement professional statement.

*The 8th floor has been fully refurbished and Suites 1 & 2 have been fitted and furnished as well to provide plug and play space.



AT YOUR LEISURE - CLOSE TO MANY LOCAL AMENITIES INCLUDING SHOPS, CAFÉS, BARS, RESTAURANTS & FITNESS CENTRES.

Apex Tower is conveniently situated adjacent to New Malden mainline railway station which provides excellent access to Central London London. The A3 dual carriageway lies close by, providing a swift link to the M25 (J9) as well as the south west London suburbs. Apex Tower is also surrounded by a wide array of shops, bars, gyms and restaurants, plus a Waitrose superstore. Conveniently many of the neighbouring roads offer unrestricted on street parking .

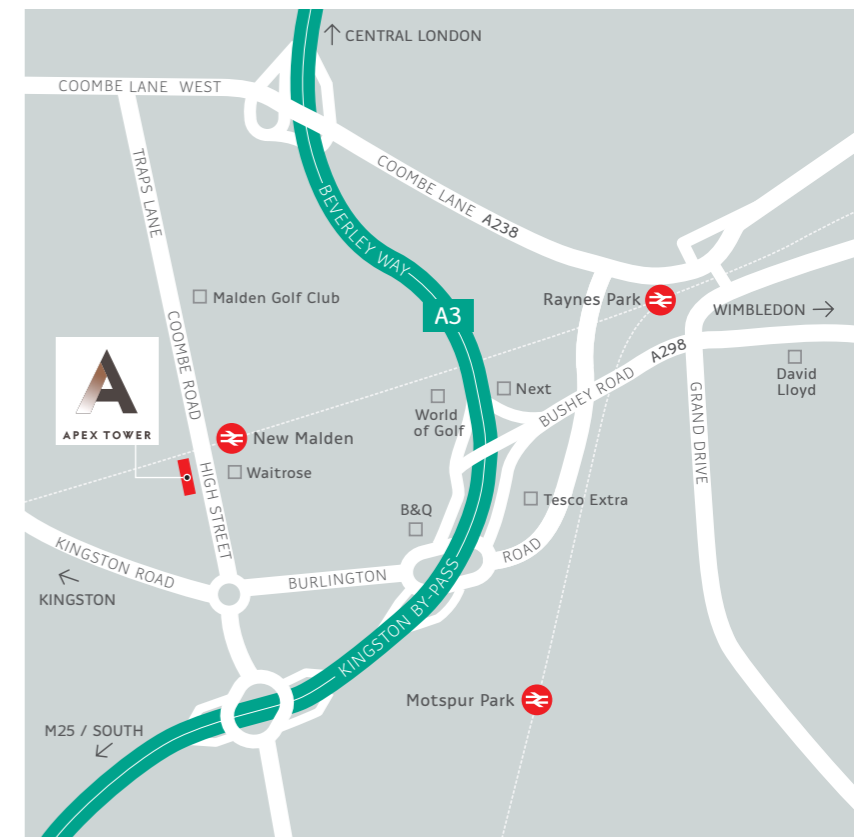


WELL CONNECTED WITH EASY ACCESS TO CENTRAL LONDON AND THE SOUTH EAST BY ROAD AND RAIL

TRAVEL TIMES

By Road	Distance
A3	¾ mile
M25 (J10)	12 miles
Central London	10 miles
Heathrow Airport	15 miles
Gatwick Airport	24 miles

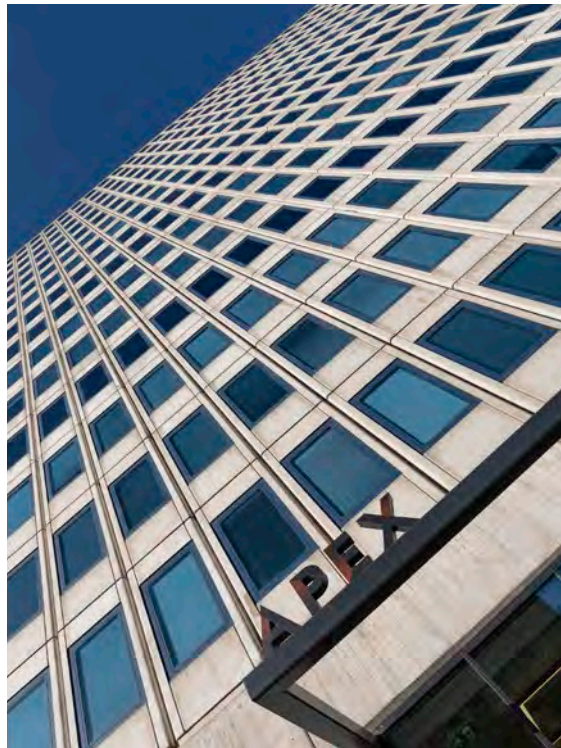
By Rail	Travel time
Wimbledon	6 mins
Kingston	6 mins
Clapham Junction	13 mins
Vauxhall	18 mins
Waterloo	22 mins
Victoria	29 mins





APEX TOWER

NEW MALDEN



apextower.co.uk

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