

# SELF-CONTAINED OFFICE BUILDING

FROM 1,017 SQ FT TO 3,477 SQ FT (94.5 SQ M TO 323 SQ M)

**TO LET**



**82 COOMBE ROAD, NEW MALDEN, KT3 4QS**

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## LOCATION

The building is situated within 350 metres of New Malden Mainline Railway Station and Town Centre which provides a regular direct service to London Waterloo (approx. journey time 24 minutes). 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. The town centre offers a good range of amenities including gyms, restaurants cafes and shops including Waitrose, M&S Food and Tesco Express.

## DESCRIPTION

The property comprises an attractive 3 storey office building providing modern office accommodation over 3 floors with a ground floor reception area and passenger lift, with 6 allocated parking bays to the rear of the building.

## AMENITIES

- Gas fired central heating
- Suspended ceiling
- Entry phone system
- Male and Female WCs
- Perimeter trunking
- Excellent natural light
- 6 on site car spaces
- Passenger lift

## VAT

We have been advised that the building is not currently elected for VAT

## EPC

D (93)

## ACCOMMODATION

Floor	Sq Ft	Sq m	RENT £	STATUS
Second Floor Offices	1,200	111.48	27.50 per sq ft pax	available
First Floor Offices	1,115	103.58	27.50 per sq ft pax	available
Ground Floor Offices	1,017	94.48	27.50 per sq ft pax	available
Reception	146	13.56	27.50 per sq ft pax	available
<b>Total</b>	<b>3,477</b>	<b>323.10</b>		

## TERMS

The building is available to let as a whole or on a floor by floor basis on new full repairing and insuring leases for terms to be agreed.

## RENT

**£27.50** per square ft exclusive

## BUSINESS RATES

The property currently has a single assessment as follows:

Rateable Value £82,000

Rates Payable (2026/27) £39,360

We would recommend you verify these figures with Kingston Borough Council

## VIEWINGS

For further information or to arrange an inspection please contact:

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