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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 2,535 – 35,596 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 2,535 sq ft up to a total of 35,596 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, & part 14th with floor 15 comprising a striking communal business lounge with coffee facilities and individual meeting rooms available for booking for all tenants' use. The 8th floor has been split into smaller fully furnished suites, from approximately 2,535 sq ft up to entire unfurnished floors available comprising c. 6,582 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

CONTEMPORARY OFFICES IN SOUTHWEST LONDON TO LET

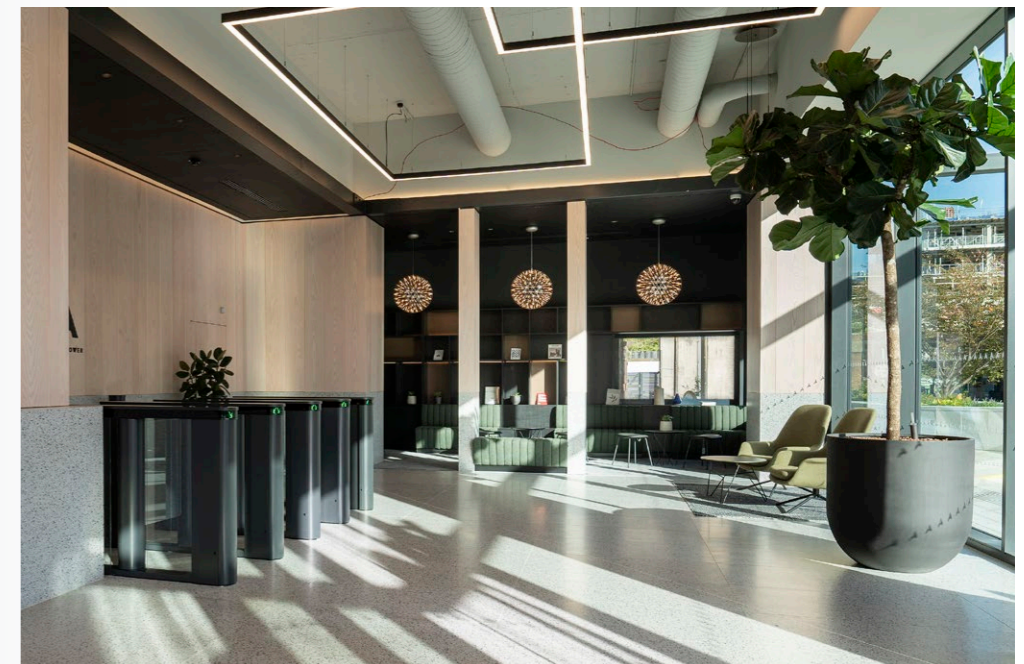
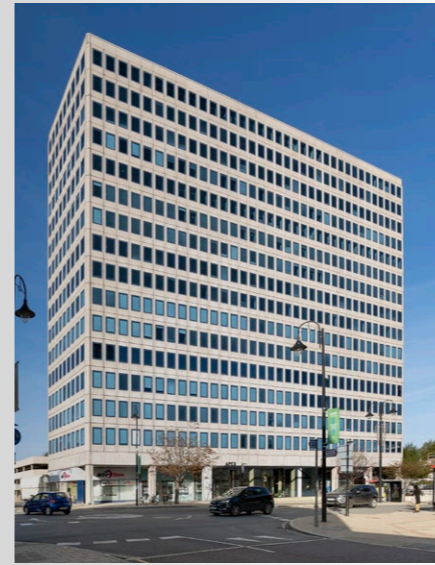


APEX TOWER

HIGH STREET, NEW MALDEN,
SURREY, KT3 4DQ

CONTEMPORARY GRADE A OFFICES WITH FLEXIBLE OFFICE SPACE AVAILABLE FROM 2,535 TO 35,597 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



High quality, welcoming reception



4 x 13 person passenger lifts



Shower facilities



Air conditioning system



Occupancy level 1 person per 8 sq m



Communal business lounge with meeting rooms for hire



Raised floors



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



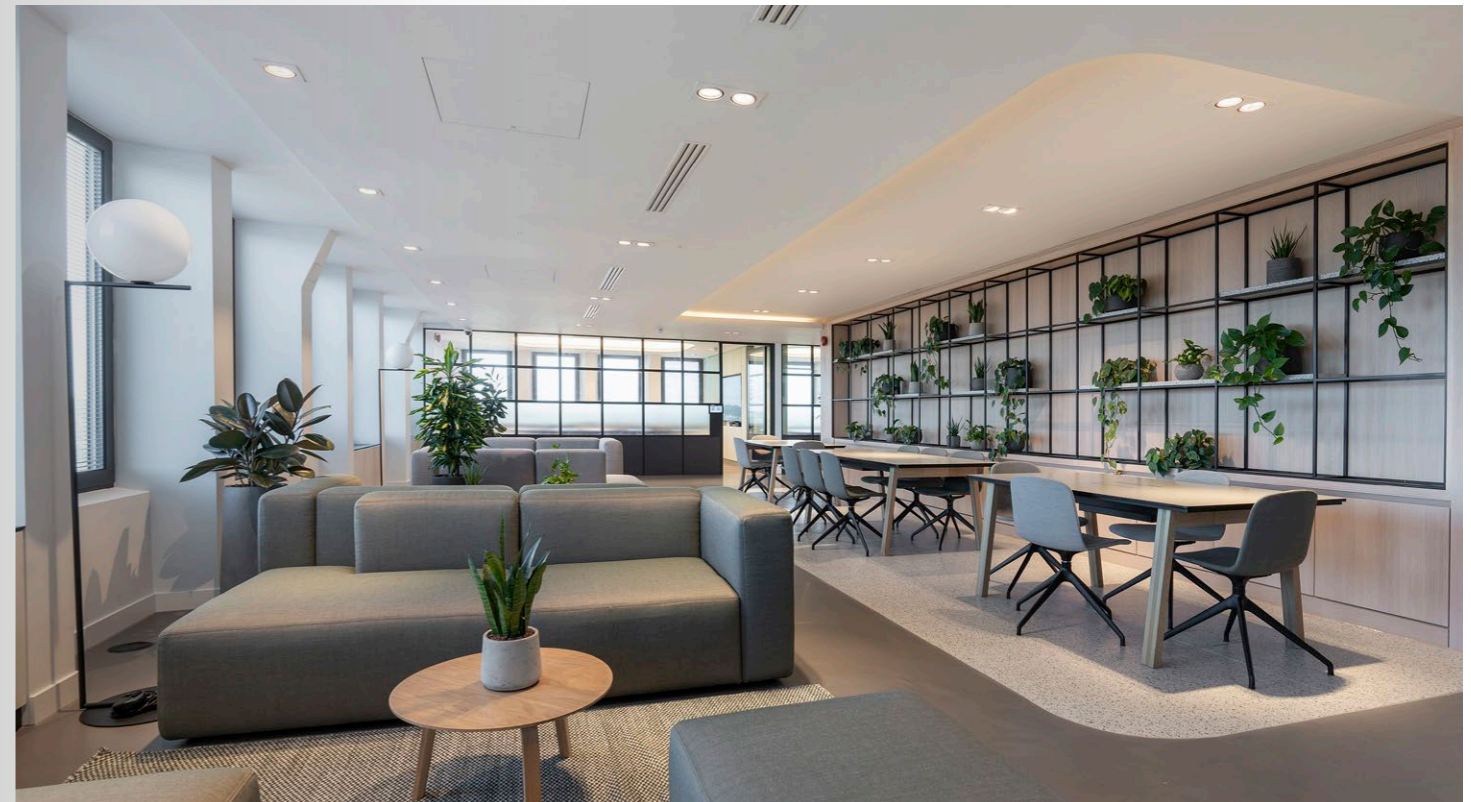
BREEAM "Very Good"



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

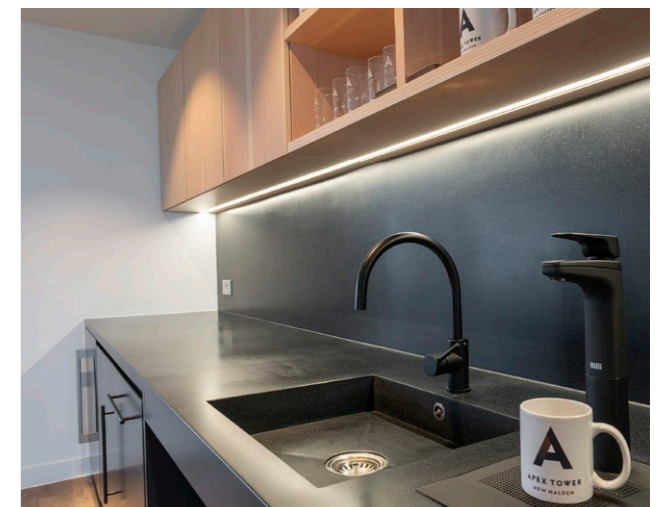
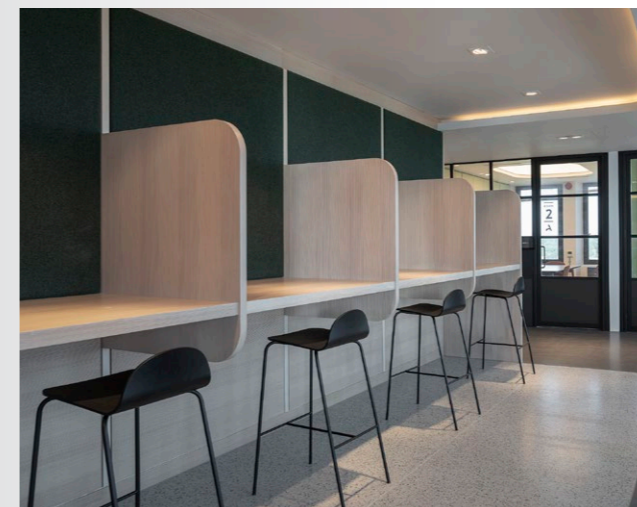
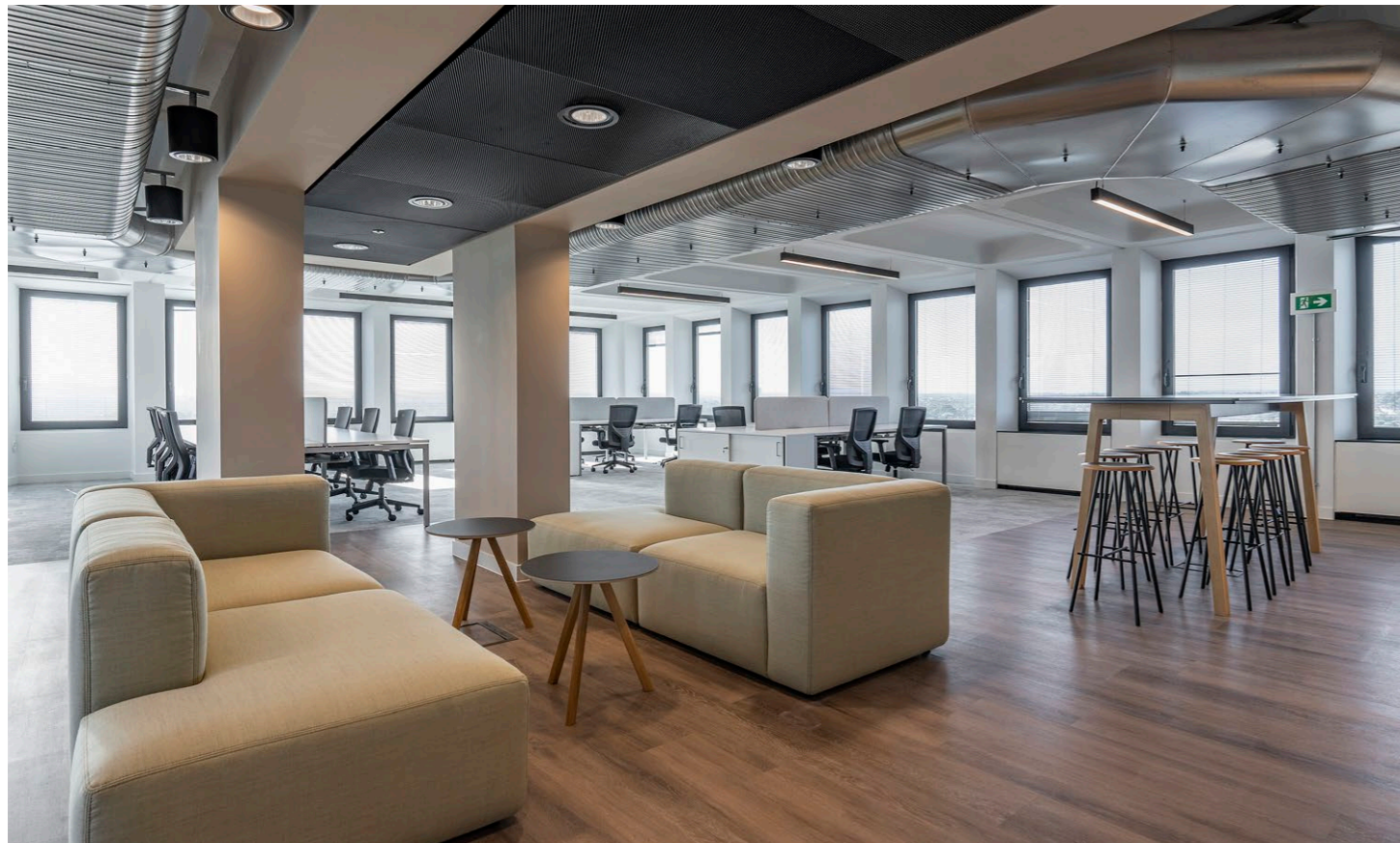
The newly refurbished office floors at Apex Tower provide a striking series of office suites and floors from 2,535 sq. ft upwards.

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





APEX TOWER

**SUITES FROM:
2,535 SQ FT (235 SQ M)**

**FLOOR PLATES FROM:
6,823 SQ FT (633 SQ M)**

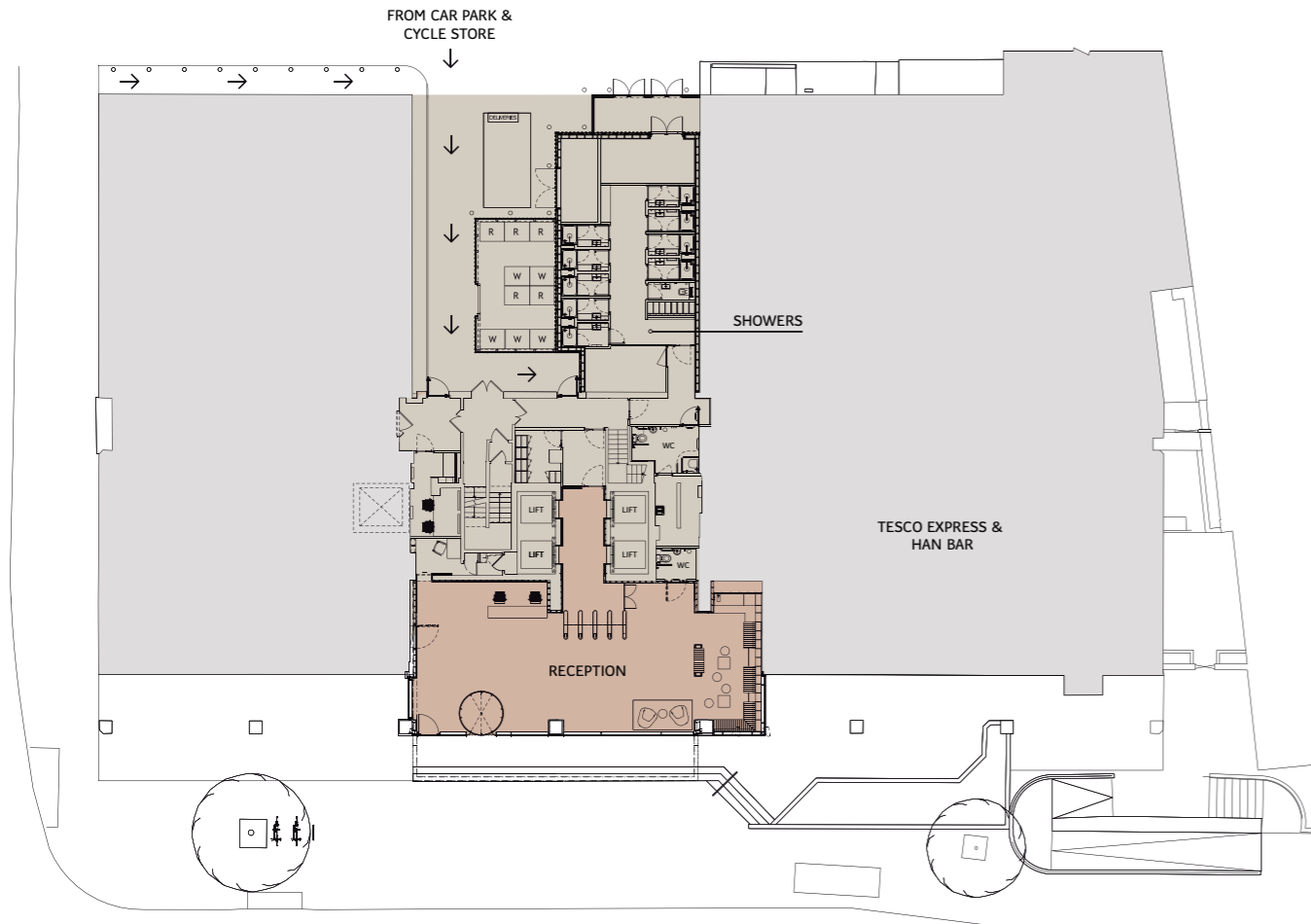
AVAILABILITY

Floor	sq ft	sq m
15	Business Lounge	
14 Suite 1	2,535	235.5
12	6,852	636.5
11	6,851	636.4
10	6,823	633.8
9	6,852	636.5
8 Suite 1	2,540	235.9*
8 Suite 3	3,143	291.9
Total	35,596	3,306.5

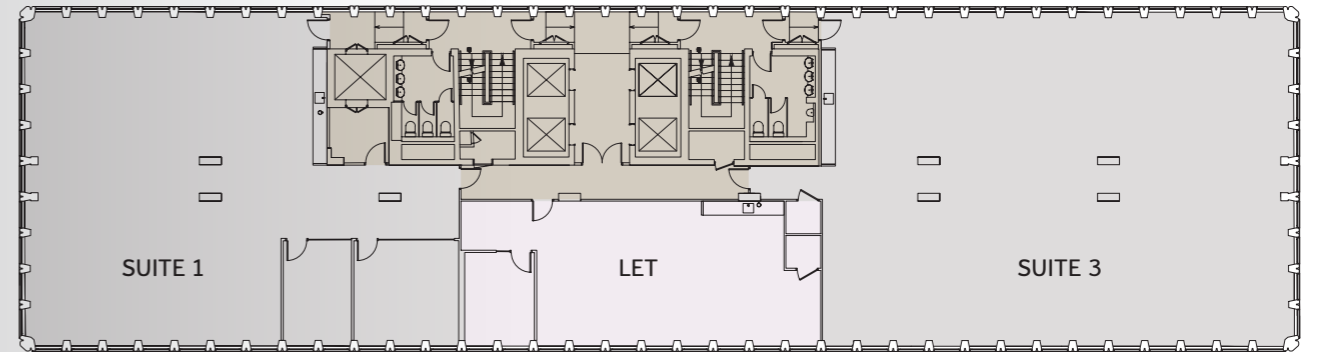
Measured on an IPMS3 basis in accordance with the RICS Property Measurement professional statement.

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

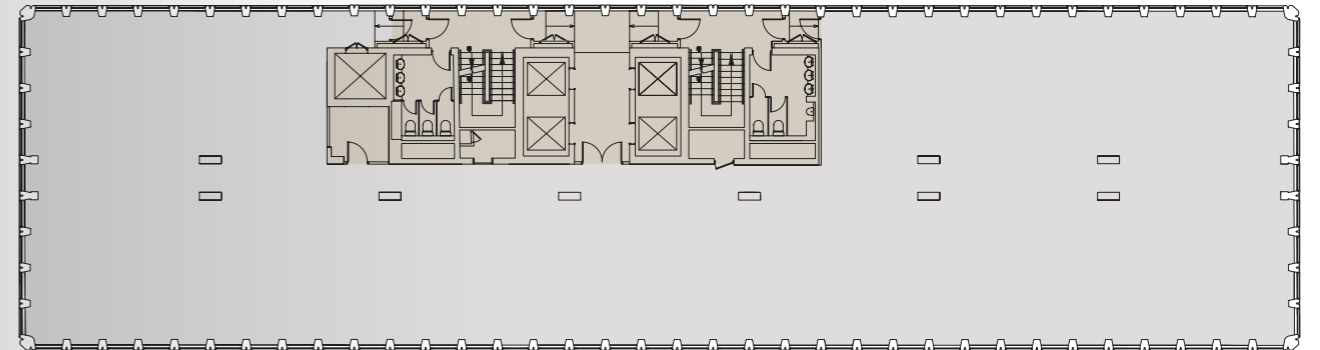
GROUND FLOOR



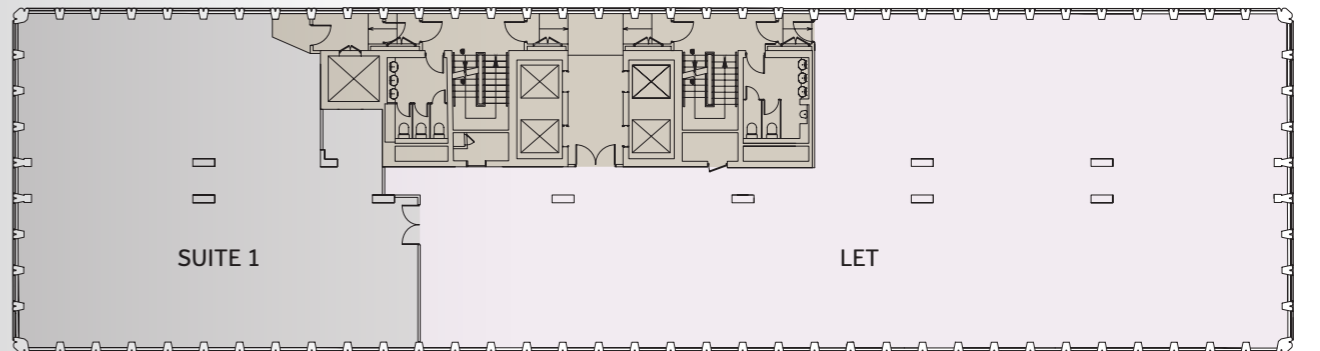
8TH FLOOR

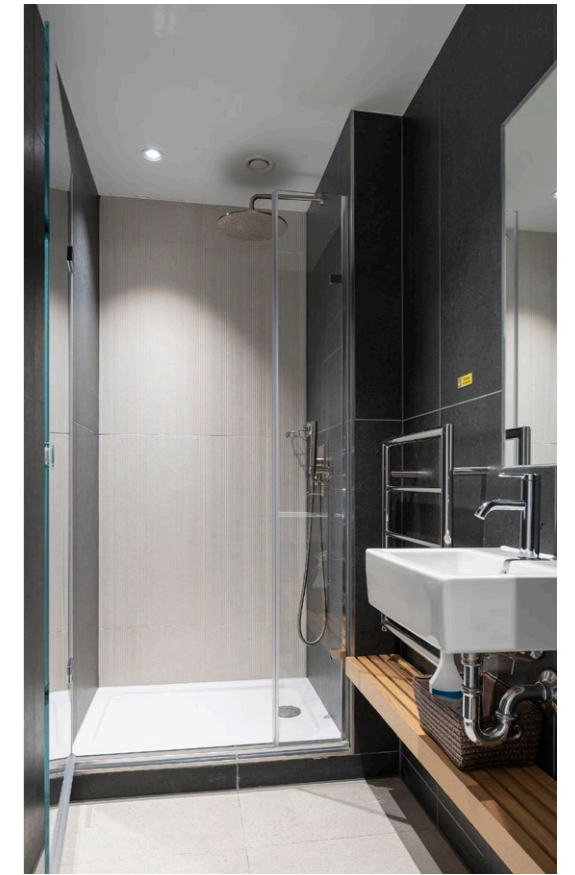
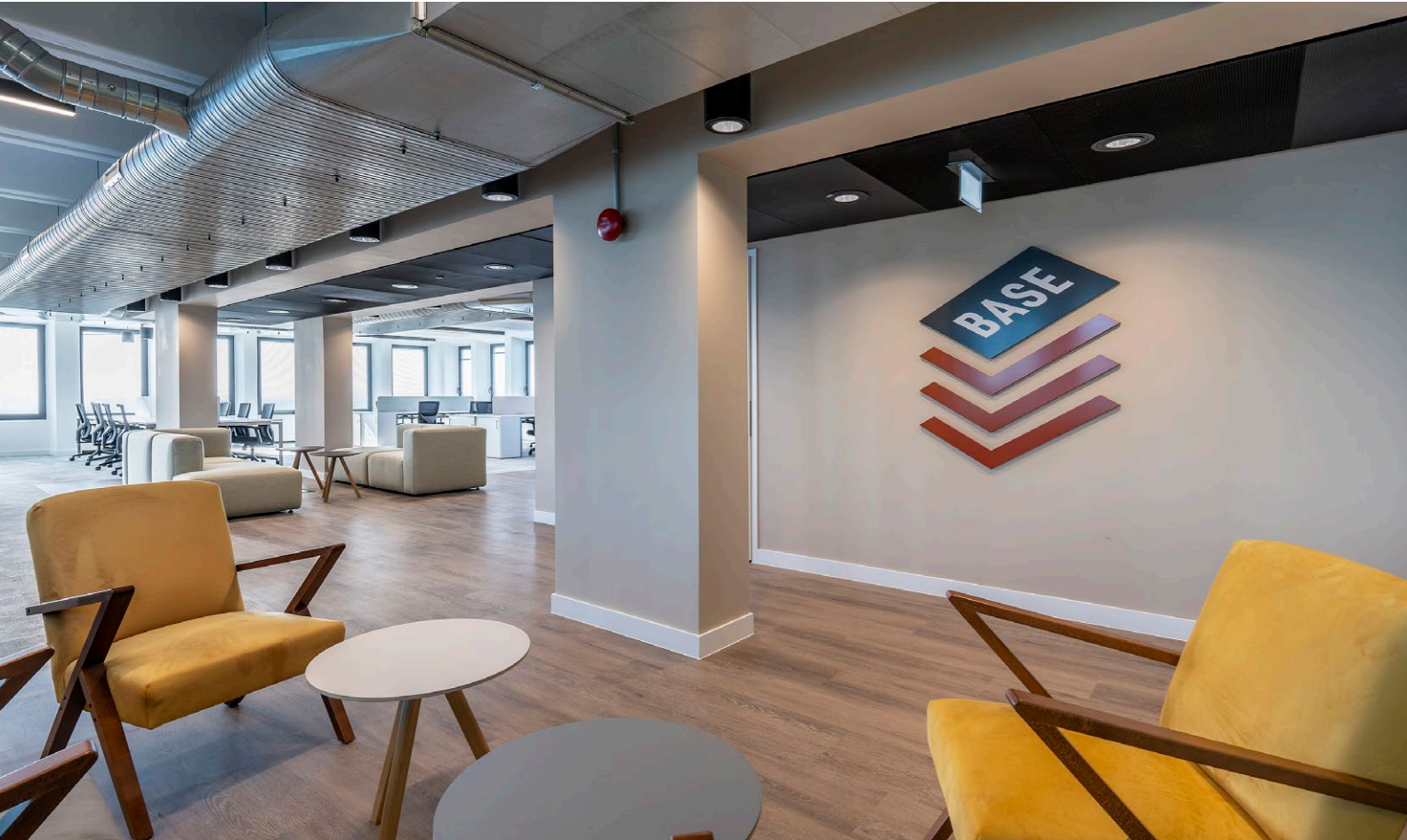


9TH, 10TH, 11TH & 12TH FLOORS



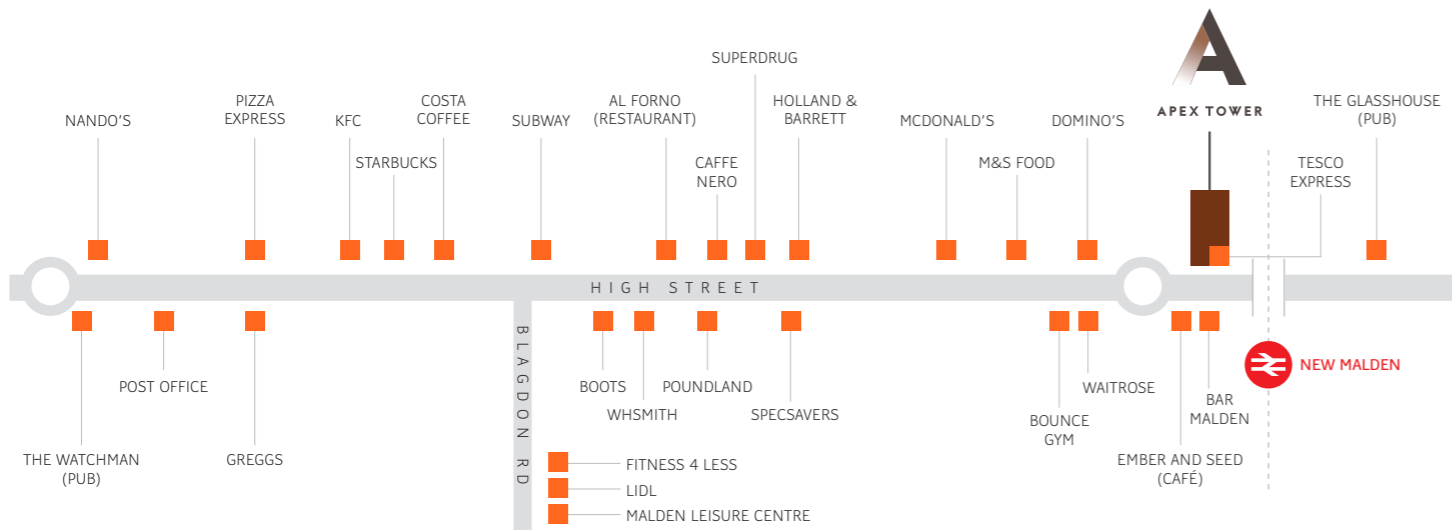
14TH FLOOR





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 .

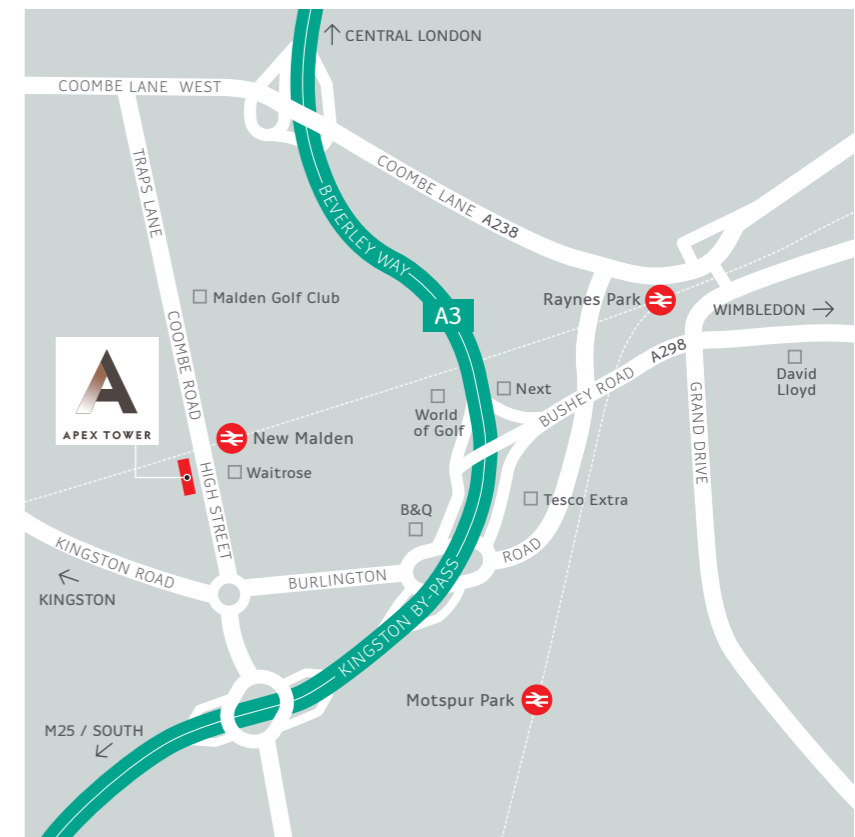


WELL CONNECTED WITH EASY ACCESS TO CENTRAL LONDON AND THE SOUTH EAST BY ROAD AND RAIL

TRAVEL TIMES

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

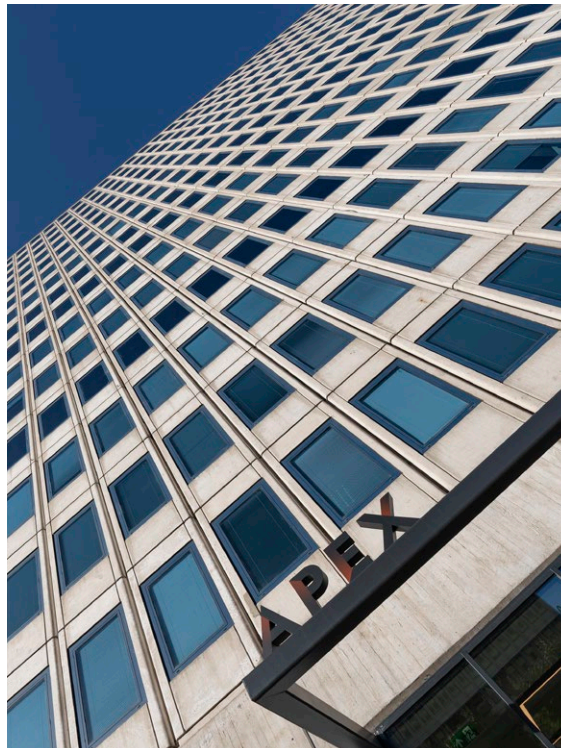
By Rail	Travel time
Wimbledon	6 mins
Kingston	6 mins
Clapham Junction	13 mins
Vauxhall	18 mins
Waterloo	22 mins
Victoria	29 mins





APEX TOWER

NEW MALDEN



apextower.co.uk

Owned and managed by:



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