

80 COOMBE ROAD,  
NEW MALDEN, SURREY KT3 4QS



# NEWLY REFURBISHED OFFICES

1,020 SQ FT APPROX

**TO LET**

CLOSE TO NEW MALDEN  
TRAIN STATION



## LOCATION

The premises are 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 top floor office suite providing refurbished open plan accommodation with 2 on site car parking spaces to the rear.



## ACCOMMODATION

FLOOR	SQ FT	SQ M	RENT £pax
Second	1,020	94.76	£28,050

## TERMS

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

## RENT

£28,050 per annum exclusive.

## VAT

We have been advised that the premises are not currently elected for VAT.

## BUSINESS RATES

Service charge to be confirmed

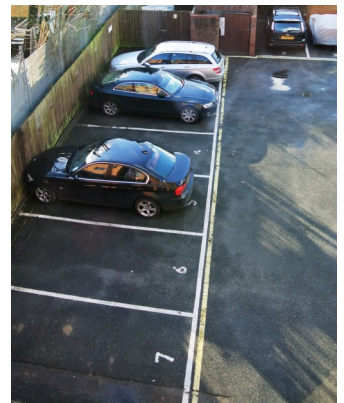
	Rateable Value	Rates Payable 16/17
Second Floor	£23,750	£11,851.25
<b>TOTAL</b>	<b>£23,750</b>	<b>£11,851.25</b>

## AMENITIES

- Gas fired central heating
- Suspended ceiling
- Window blinds
- Entry phone system
- Male and Female WCs
- Perimeter trunking
- Excellent natural light
- 2 on site car spaces
- Open plan with tea point in one corner

## EPC

D (77)



For further information or to arrange an inspection please contact sole agents:

### ANDY ARMIGER

020 8481 4741

andy@cattaneo-commercial.co.uk

### TIM WILKINSON

020 8481 4745

tim@cattaneo-commercial.co.uk

### CATTANEO COMMERCIAL LTD

19-23 High Street  
Kingston upon Thames  
Surrey KT1 1LL

www.cattaneo-commercial.co.uk

