

**LAST REMAINING CORNER RETAIL UNIT
AT CASTANEA COURT ADJACENT TO NEW MALDEN
STATION
1,621 SQ FT (150.6 SQ M)**

TO LET



**CASTANEA COURT, COOMBE ROAD / BEELINE WAY, NEW MALDEN
SURREY KT3 4QG / KT3 4QY**



LOCATION

Castanea Court is located in the heart of New Malden town centre immediately adjacent to the Beeline Way Cycle Way (31) and the entrance to the mainline railway station, at the start of Coombe Road (B283) which feeds straight into the High Street.

Nearby occupiers include Sainsburys convenience store, Tesco, Waitrose and M&S Food.

New Malden railway station provides a fast and frequent service to London Waterloo via Wimbledon and Clapham Junction. The A3 Kingston Bypass is close by providing a direct link into central London to the north and the M25 (J10) to the south.

DESCRIPTION

The ground floor of Castanea Court has just been constructed and comprises 4 retail showrooms, the largest of which has been let to Sainsburys for a convenience store. Please note the use is restricted to retail uses only and not any other Class E uses.

This last remaining corner unit is offered in shell condition, with glazed frontages and separate utilities. This unit has return frontages facing Coombe Road and Beeline Way Cycle Way (31) and is immediately adjacent to the main entrance to the railway station, so would be ideal for a café operator.

ACCOMMODATION / RENT

	Sq Ft	Sq M	Rent Per annum exclusive	EPC
19 Coombe Road KT3 4QG			-	
15 Coombe Road KT3 4QG			-	
9 Coombe Road KT3 4QG			-	
1 Beeline Way KT3 4QY - retail shell	1,621	150.6	£36,500	B (28)

TERMS

The unit is available on new full repairing and insuring lease for terms to be agreed.

VAT

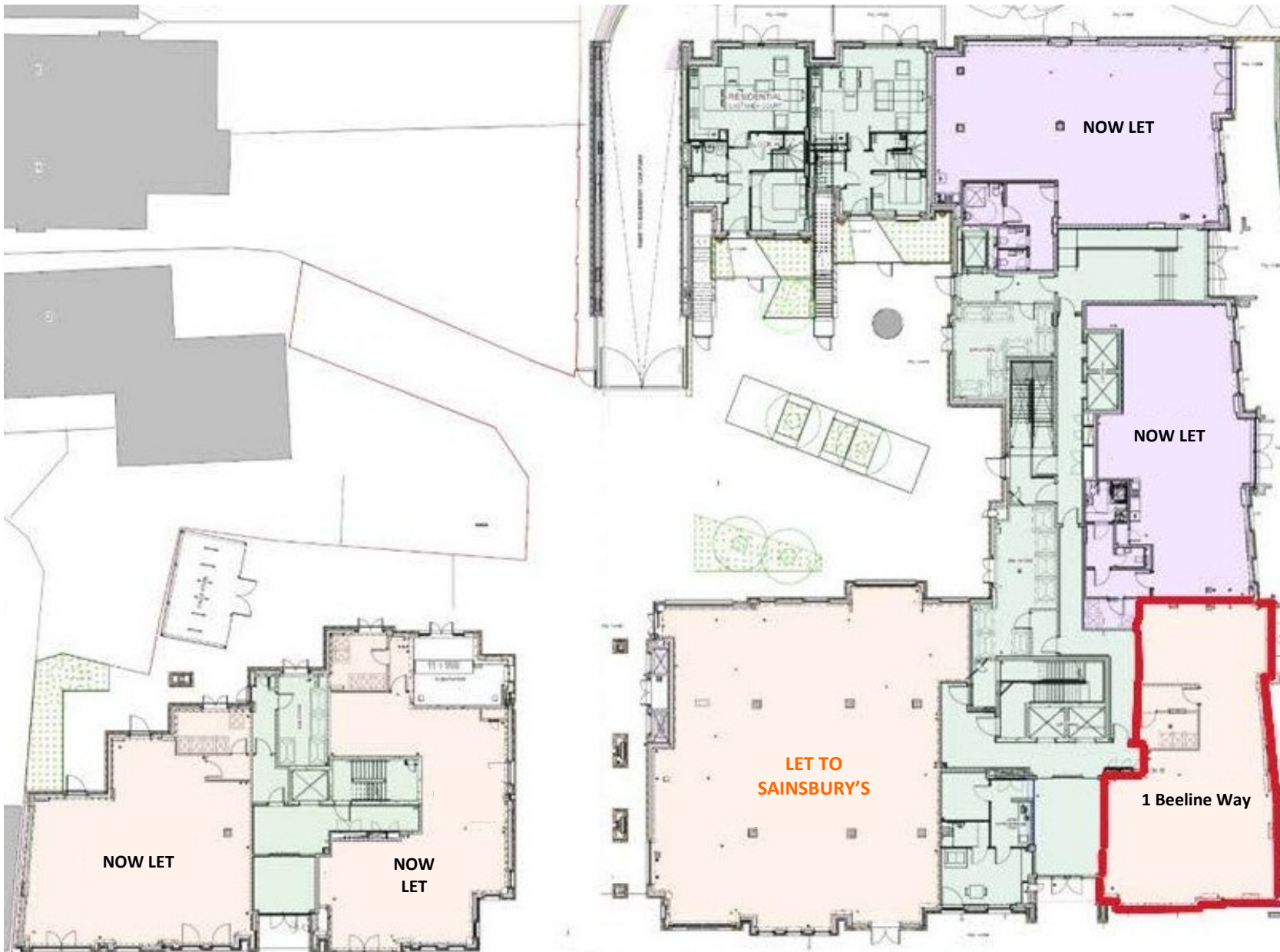
The development is not elected for VAT.

RATES

The unit will need to be assessed for business rates in due course.



FLOOR PLAN (for indicative purposes only, not to scale)



VIEWINGS

Strictly by appointment through sole agents:

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