

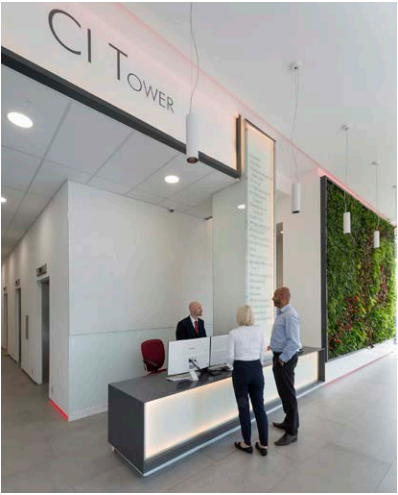
A vertical garden wall densely packed with various plants. The composition includes large green pothos leaves, delicate green ferns, and clusters of bright red anthurums. Some plants have variegated leaves with purple and white patterns. The plants are arranged in a way that creates a textured, layered appearance.

CITOWER

CITOWER

St George's Square, New Malden, KT3 4HG

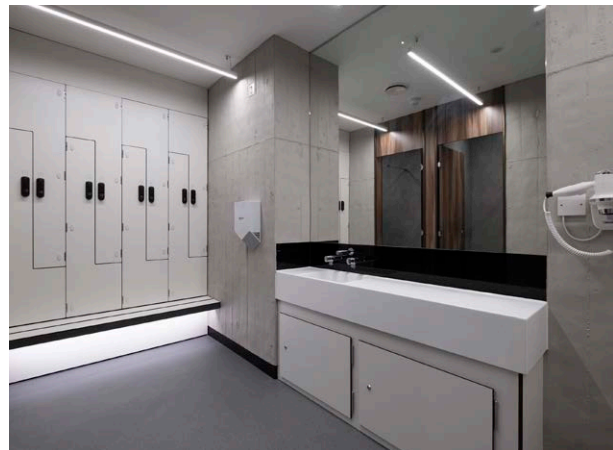
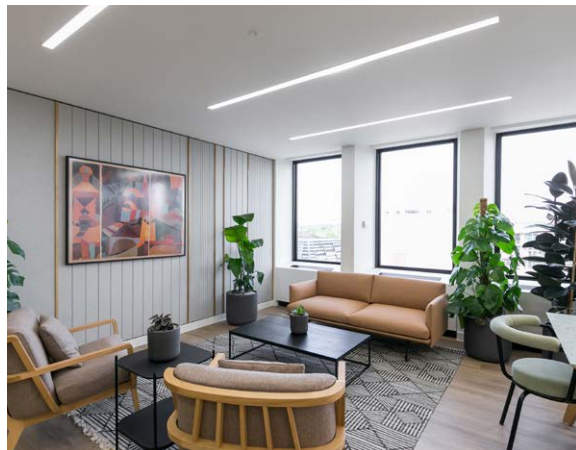
- A landmark office building
- Flexible offices from 2,545 sq ft
- Stunning headquarter style reception
- New changing rooms and shower facilities
- On-site café
- Excellent natural light with stunning views across London
- Adjacent to New Malden mainline railway station
- Good on-site car parking





Specification

- Stunning headquarter style reception
- New perimeter fan coil air-conditioning
- New ceilings
- New LED lighting with daylight dimming and presence control
- Three high-speed passenger lifts
- New on site café, Ember & Seed opened December 2022
- New meeting room for hire and break out area for shared use on the 4th floor
- Secure on-site car parking 1:490 sq ft
- 24-hour on-site security
- Underfloor trunking
- New male and female WCs on each floor
- New changing rooms and shower facilities
- Refurbished lift lobbies
- Basement storage to rent from 230 sq ft upwards



Floors with excellent natural light
and stunning views across London

Flexible offices from half floors of 2,545 sq ft to
whole floors of 5,370 sq ft.

Some furnished suites available by separate
negotiation.

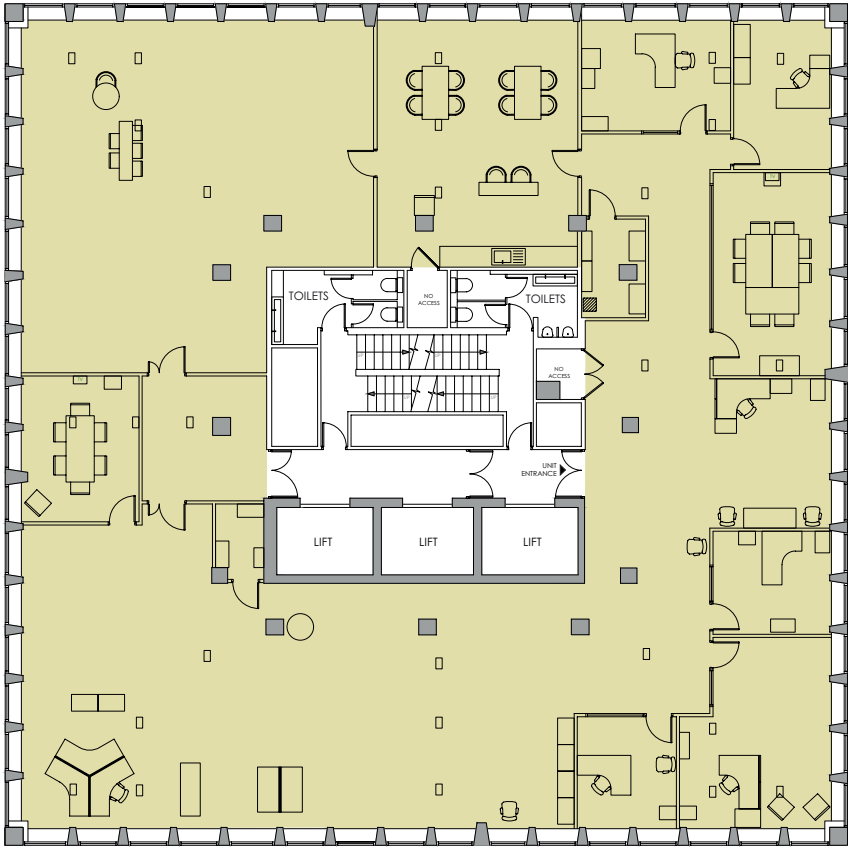
New communal meeting room facilities and break
out area available to hire on the 4th floor.



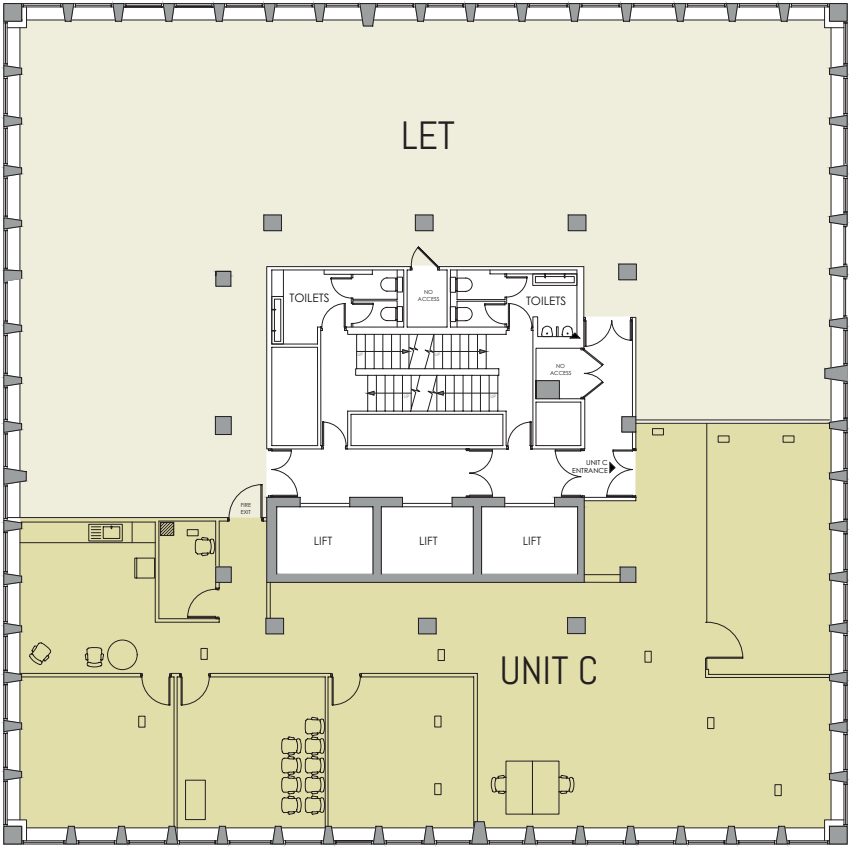
Availability

Floor	sq ft	sq m
12th	5,370	499
Unit C 10th	2,545	236
Unit A 8th	2,676	248
Unit B 8th	2,675	248
7th	5,370	499
6th	5,370	499
Total	24,006	2,229

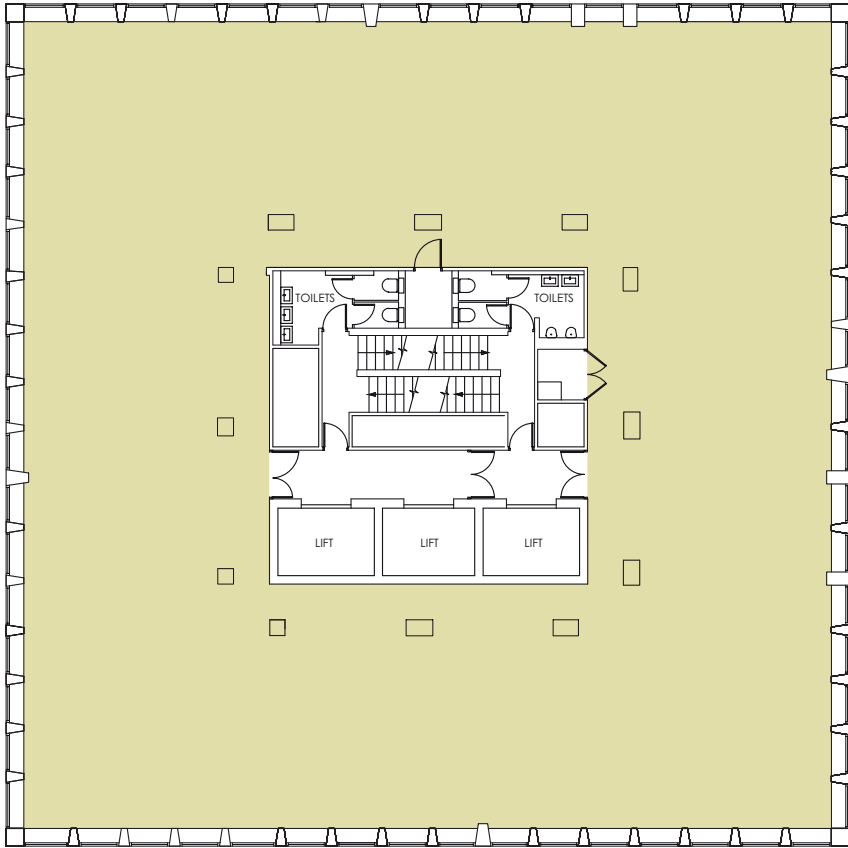
NB: Storage units are available in the basement ranging in size from 228 sq ft (21.2 sq m) to 2,236 sq ft (207.7 sq m).



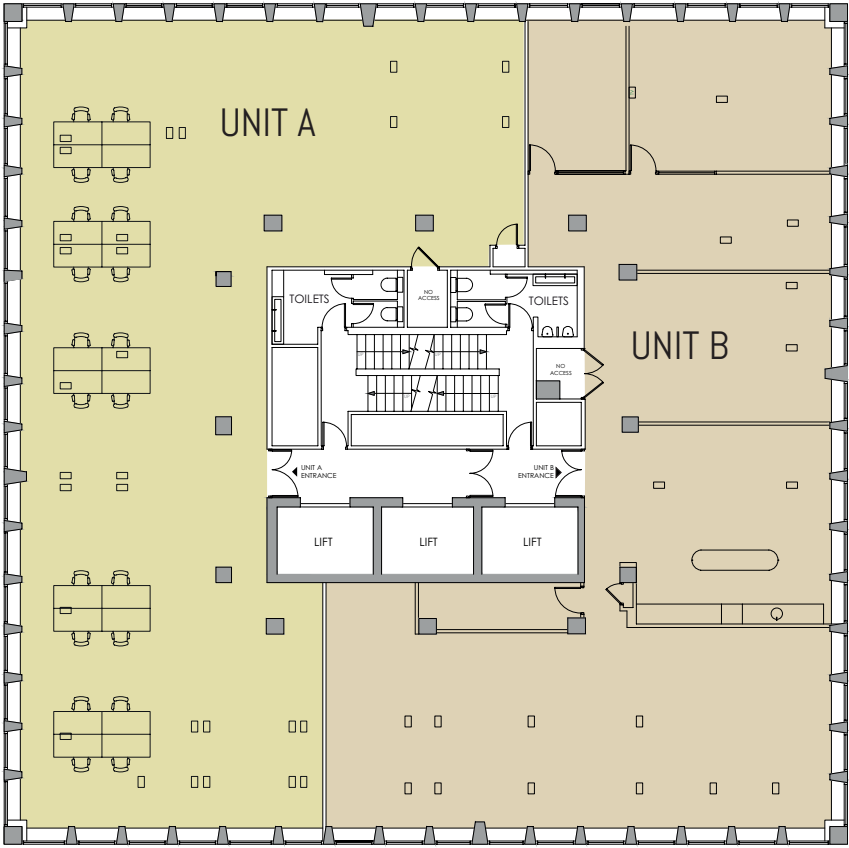
12th floor



10th floor



6th & 7th floors



8th floor

Well connected with easy access to Central London and the south east by road and rail

Location

CI Tower is conveniently situated adjacent to New Malden mainline railway station which provides excellent access to Central London and is in close proximity to a wide array of local amenities including shops, banks, cafés, bars and restaurants.



SAT NAV REF: KT3 4HG

Communications

By Road	Distance
A3	3/4 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
Vauxhall	18 mins
Waterloo	26 mins
Victoria	29 mins

Owned and managed by:



Will Foster
will.foster@realestate.bnpparibas
07789 878 007

James Little
james.little@realestate.bnpparibas
07350 404 732

Jack Riley
jack.riley@knightfrank.com
07867 002 484

Tom Slater
tom.slater@knightfrank.com
07870 803 314

Andy Armiger
andy@cattaneo-commercial.co.uk
07973 207 424

Tim Wilkinson
tim@cattaneo-commercial.co.uk
07973 302 814

citower.co.uk

EPC
The building has an EPC rating of C66.

BREEAM
BREEAM In-use 'Very Good'.

Viewing
Strictly by appointment through the joint agents.



Cattaneo Commercial, Knight Frank & BNP Paribas Real Estate for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Cattaneo Commercial, Knight Frank & BNP Paribas Real Estate has any authority to make or give any representation or warranty whatever in relation to this property. July 2026.