

ST GEORGES SQUARE, HIGH STREET, NEW MALDEN, KT3 4HG



SUMMARY

- 5,518 to 13,971 sq ft (512.83 to 1,298.42 sq m)
- Town centre offices
- Available to let as a whole or in two floors
- To Let
- Rent: £10 per sq ft
- Available on a new internal repairing and insuring lease for a term of five years subject to a mutual rolling option to break at any time after the third year on a minimum of six months' prior written notice.

AMENITIES

- Air conditioning
- Disabled WC
- Entrance lobby
- Ground floor reception area & store room
- Kitchen facilities on each floor
- Lift
- Male & female WCs

020 8547 0850

Parc House, 25-37 Cowleaze Road,
Kingston upon Thames, KT2 6DZ

www.martincampbell.co.uk



LOCATION

New Malden is within the Royal Borough of Kingston upon Thames. The property is directly adjacent to New Malden railway station, London Waterloo approximately 25 minutes. New Malden town centre offers an array of banks, building societies, shops, restaurants, cafes and supermarkets including Waitrose and Lidl.

DESCRIPTION

This self-contained building provides office accommodation on first and second floors with a ground floor reception area and store room. The offices benefit from air conditioning, lift, male and female WCs on each floor, ground floor disabled WC, suspended ceilings and kitchen facilities on each floor. Parking spaces are available in a nearby car park.

ACCOMMODATION

FLOOR	SIZE
Ground floor	232 sq ft (21.56 sq m)
Ground floor storage	684 sq ft (63.57 sq m)
First floor	7,537 sq ft (700.46 sq m)
Second floor	5,518 sq ft (512.83 sq m)
Total	13,971 sq ft (1,298 sq m)

LEASE

Available on a new internal repairing and insuring lease for a term of five years subject to a mutual rolling option to break at any time after the third year on a minimum of six months' prior written notice.

RENT

£10 per sq ft

RATES

The premises are listed on the Valuation Office website < www.gov.uk/correct-your-business-rates > as Offices and Premises having a Rateable Value of £237,000 payable at 49.3p in the £ (UBR 2018/2019). The rates payable for the year ending 31st March 2019 should be £116,841, subject to any transitional relief. [EPC Rating: C73]

VAT

VAT is applicable

SERVICE CHARGE

The service charge for the year ending 31st March 2018 is running at approximately £3.00 per sq ft.

VIEWING

Viewing strictly by prior appointment with the agent:

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