

**FOURTH FLOOR, CI TOWER, ST GEORGES SQUARE, NEW MALDEN,
KT3 4TE**



SUMMARY

- **2,666 sq ft (247.77 sq m)**
- **Three months' rent free on completion**
- **Close to transport & town centre amenities**
- **To Let**
- **Rent: £58,080 per annum exclusive**
- **Available by way of assignment of lease expiring on 4th April 2020 or longer by arrangement.**

AMENITIES

- **Convenient town centre location**
- **Fully fitted & furnished**
- **Immediately adjacent to New Malden Railway Station**
- **Kitchen**
- **Large meeting room**
- **Modern open plan offices - "Plug & Play"**
- **Outstanding views over South West London**
- **Server room**

020 8547 0850

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

www.martincampbell.co.uk



LOCATION

CI Tower is situated immediately adjacent to New Malden Railway Station which provides frequent services to Central London. New Malden town centre provides a wide variety of local amenities and retailers including Waitrose close by and various restaurants.

DESCRIPTION

Comprising part of the fourth floor of this prominent 16 storey office tower which benefits from stunning views across South West London.

ACCOMMODATION

EPC Rating: D-91

FLOOR	SIZE
4th Floor Office	2,666 sq ft (247.77 sq m)
Total	2,666 sq ft (248 sq m)

LEASE / TERM

Available by way of assignment of lease expiring on 4th April 2020 or longer by arrangement.

RENT

£58,080 per annum exclusive

RATES

The property is listed on the Valuation Office website < www.gov.uk/correct-your-business-rates > as Offices and Premises having a Rateable Value of £49,500 payable at 48p in the £ (UBR 2018/2019). The rates payable for the year ending 31st March 2019 should be £23,760, subject to any transitional relief. We recommend that you make your own enquiries of the Valuation Office.

VAT

VAT is applicable

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

Crispin d'Albertanson
020 8547 0850
crispin@martincampbell.co.uk

James Haines
020 8547 0850
james@martincampbell.co.uk