

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



**SUMMARY**

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- **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**

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- **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](http://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)
<b>Total</b>	<b>2,666 sq ft (248 sq m)</b>

## 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](http://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](mailto:crispin@martincampbell.co.uk)

James Haines  
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