

C I TOWER St George's Square New Malden Surrey KT3 4HG	Offices to let 527 to 19,600 sq ft
---	---



Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

7-10 Chandos Street
Cavendish Square
London W1G 9DQ
T 020 3205 0200
F 020 3205 0201
info@hng.co.uk
www.hng.co.uk

CURRENT AVAILABILITY

We set out below the current availability and outgoing. The landlord would consider splitting some units to provide suites as small as Circa 1,000 sq ft but will require an enhanced rent.

Floor	Area Sq Ft	Area Sq M	Car Parking Spaces	Rent (pa excl)	Estimated Rates Payable (2021/22)
Top 15 th	Currently in 3 fitted suites all with private kitchens.			These 3 suites on the top floor are offered on the following rents inclusive of rent and service charge. The 829 sqft suite has furniture included.	<p>Business Rates to be assessed</p> <p>Suites Available NOW</p>
	818	76	1	£38,450 incl service	
	829	77	1	£43,940 incl service & Furniture	
	527	49	1	£24,770 incl service	
13 th	5,470	508	10	£30.00 psf	Available NOW
8 th	2,675	249	5	£30.00 psf	Available
5 th	5,370	499	10	£30.00 psf	Approx Rates Payable yr ending April 2021 £9.55/ sq ft Available NOW
4 th	3,910 Split to give 1,270 and 2,640	363	7	£30-00 psf	Approx payable for yr ending April 2021 £9.35/ sq ft

All of the above figures are subject to confirmation. The business rates above is an estimate and prospective tenants must verify this information by direct enquiry to the relevant local authority

Building Amenities are listed below

Headquarter style reception with refurbished lift lobby

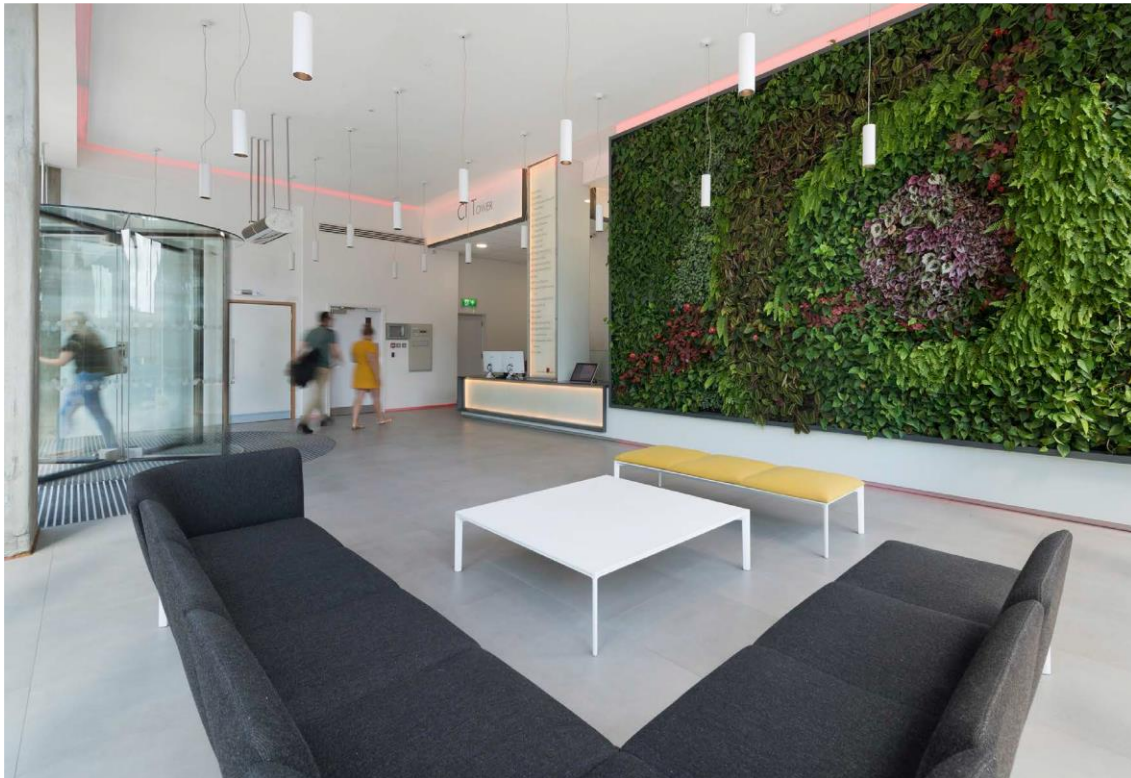
Three high speed passenger lifts serving Ground to 14th

New dedicated lift from 14th to 15th floor

Secure on-site parking 1:500 sq ft

24 hour on site security

Refurbished Male and Female WCs on all floors and showers on ground.



Ground floor reception

Refurbished floors have the benefit of the following specification.

New Air Conditioning

New ceilings

New LED Lighting with daylight dimming and presence control

New WCs



15th Floor Fitted suite with furniture.



ENERGY PERFORMANCE CERTIFICATE EPC

For refurbished floor Band C-66

SERVICE CHARGE

Approx £9.00/sq ft for entire floors

TERMS

The premises are available on a new effective FRI Lease on terms to be agreed.

VIEWING

Strictly by appointment through joint sole agents



Andy Armiger 020 8481 4741
andy@cattaneo-commercial.co.uk
Adam Soliman 020 8481 4742
adam@cattaneo-commercial.co.uk



Tim Wilkinson 020 3205 0206
Tim.wilkinson@hng.co.uk
Mark Belsham 020 3205 0205
Mark.belsham@hng.co.uk