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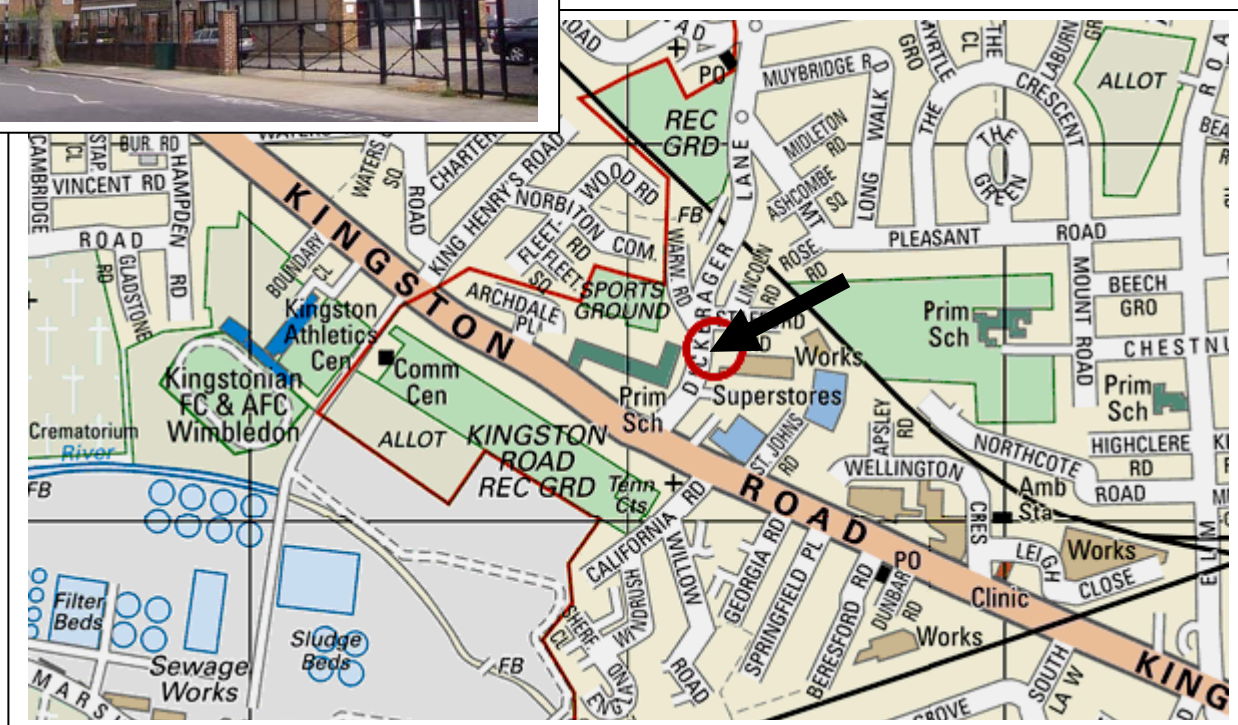


TO LET

Small Office Suites

Economic Rental

110 – 1,827 sq ft
(10.2 – 169.7 sq m)



Adams House
Dickering Lane
NEW MALDEN
KT3 3SF

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**Adams House
Dickerage Lane
New Malden**

Location: Adams House is situated just off the main Kingston Road (A2043) about half way between Kingston and New Malden town centres. The A3 is approximately 1¼ mile distance and the major retailing commercial centre of Kingston is approximately 1 mile distance.

Description: Adams House is a purpose built five-storey office building fronting Dickerage Lane.

Accommodation: The available accommodation is as follows:

Suite No	Floor	Size	Rent
24a	Second	350 sq ft (32.5 sq m)	£3,500 pax
26d	Second	110 sq ft (10.2 sq m)	£1,320 pax
31-34	Third	1827 sq ft (169.7 sq m)	£20,000 pax
35b	Fourth	120 sq ft (11.1 sq m)	£1,440 pax
35c	Fourth	400 sq ft (37.2 sq m)	£4,000 pax

Suite 2- First floor – Lobby, meeting room and main office.

Suites 31 – 34 occupies the whole third floor and includes a reception area, two open plan working areas, meeting room, 2 storage rooms, private toilet, storage cupboards and a kitchen. The suite has wood block floor and air conditioning.

Suite 35c - is one open plan area.

Amenities: Include the following:

- Passenger lift
- On-site car parking, subject to availability at extra cost.

Tenure: The suites are available on new internal repairing and insuring leases for a term by arrangement.

Service Charge: Full details on application. Approx. charge £3.50 per sq ft including heating and insurance.

Rates: Approx. charge £4.00/£5.00 per sq ft. Full details on application.

Legal Costs: Both parties' legal costs to be borne by the ingoing tenant.

Viewing: Strictly by appointment through sole agents.

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PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable