

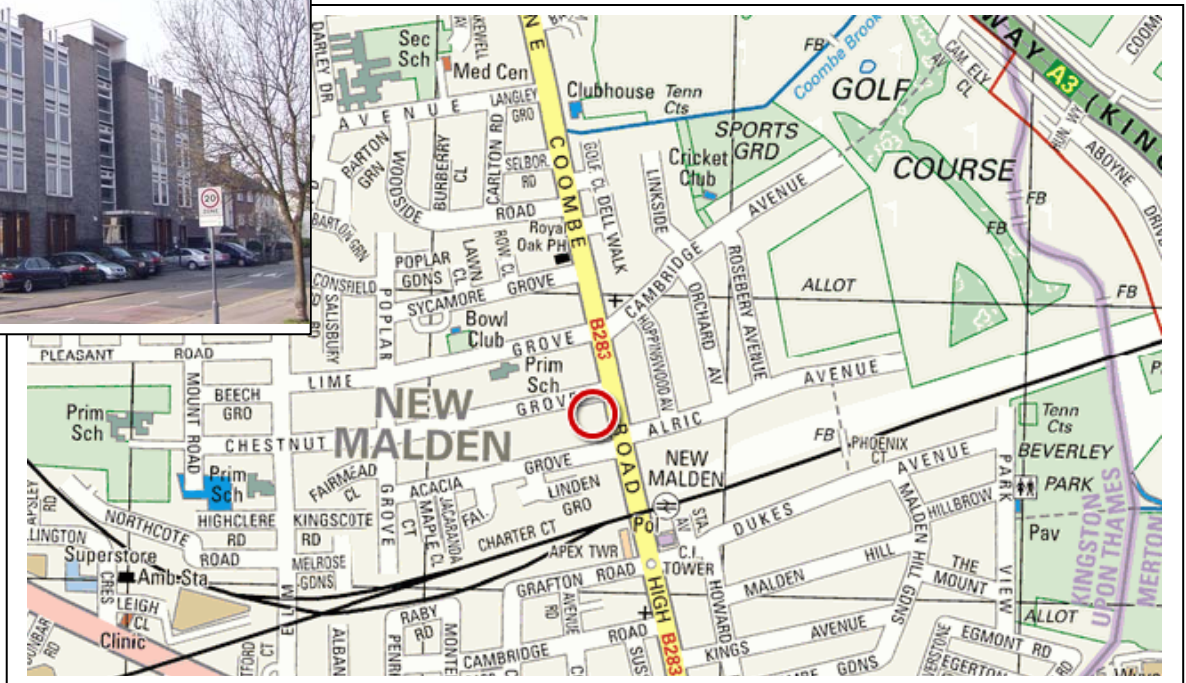
Commercial Property Consultants
Warwick Lodge
75-77 Old London Road
Kingston-upon-Thames Surrey KT2 6ND

Fax 020 8541 1360
E-mail property@bonsors.com
www.bonsors.com



- *Town Centre location*
- *Excellent car parking*

TO LET
Air-conditioned
Modern Ground & First Floor Offices
Ground front: 2,828 sq ft (263 sq m)
First floor rear 1,746 sq ft (162 sq m)
TOTAL: 4,574 sq ft (425 sq m)



46-50 Coombe Road
New Malden
Surrey KT3 4QF

**46-50 Coombe Road
New Malden, Surrey KT3 4QF**

Location: Situated in the centre of New Malden at the junction of Coombe Road and Chestnut Grove within a couple of minutes walk of New Malden Railway Station and benefitting from the shops, restaurants and other amenities in the centre of New Malden. New Malden British Rail Station provides a fast and frequent service to London (Waterloo). The A3 is a few minutes drive providing direct road communications with central London, the main motorway network and Heathrow and Gatwick Airports.

Description: The available suites are situated on the ground and first floors of this prominent office building accessed via an entrance in Chestnut Grove.

Amenities include:

- Air conditioning
- Gas central heating
- Fluorescent lighting
- Kitchen
- Carpeting
- 21 Car parking spaces part in secure basement car park and part at surface level.

Accommodation: The building is currently undergoing an upgrading of the common parts. The ground floor is currently un-refurbished and will be upgraded to a similar specification as the first floor. The first floor is fully refurbished including raised floors and suspended ceilings with recessed lighting.

The net internal area is as follows:

Ground Floor front:	2,828 sq ft (263 sq m)
First Floor rear:	1,746 sq ft (162 sq m)
Total:	4,574 sq ft (425 sq m)

Lease: New full repairing and insuring leases for a term to be agreed.

Rent: £17.50 per sq ft .

Rates: Rates payable 2011/12 rating year: Ground Front: £17,969.50
First rear: £11,258.00

Service Charge: On application.

Viewing and further Information: Through sole agents.

**Tim Gauld
Bonsors
Tel: 020 8546 0022**

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable
- 3) Rates information is believed to be correct but interested parties should check with rating authority.