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Our ref: TG/apr

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Guaranteed Commercial Property Solutions

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Dear Sir/Madam,

Re: Coombe Hill House, Beverley Way, London SW20 0AR

Please find attached our brochure for the above offices, available for immediate occupation.

Our clients will give consideration to dividing the floor into suites.

Please contact the writer or Andrew Pollard at this office for further details on rent or to view.

Yours faithfully,



Tim Gauld MRICS
BONSORS

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Coombe Hill House

Beverley Way London SW20 0AR



TO LET

Modern Air-Conditioned Office Floor

11,600 sq ft (1,078 sq m) Approx.

May divide into suites - from 5,000 sq ft

Coombe Hill House

Flexible & modern office space for all types of corporate, financial, legal and professional occupiers



LOCATION

Coombe Hill House is prominently located adjacent to the A3 Kingston-by-pass at its junction with the A238 Coombe Lane, between New Malden and Raynes Park.

The A3 is south-west London's main arterial route linking central London to the motorway network, via junction 10 of the M25 at Wisley. Public transport connections include numerous bus routes which pass the property and train services into London Waterloo from stations at Raynes Park and New Malden.

The property is surrounded by some of the most sought after residential suburbs in the London area, with local shopping facilities available in the nearby shopping parade in Coombe Lane. A large Waitrose store is within a 5 minute drive, in Raynes Park.

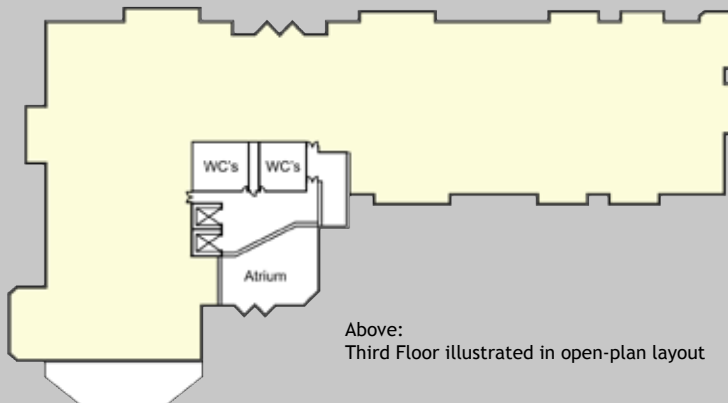
The local area is well served for leisure amenities including numerous golf courses, Richmond Royal Park, Wimbledon Common and the renowned retail centres of Kingston and Wimbledon.

DESCRIPTION

Coombe Hill House is a four-storey office building with offices arranged over first, second and third floors.

The ground floor has an impressive full height entrance hall.

The available accommodation is located on the third (top) floor and comprises approximately 11,600 sq ft (1078 sq m) of modern open plan, air-conditioned office space.



AMENITIES

- 31 car parking spaces
- Newly installed VRF air-conditioning system
- Raised floors with 3 compartment under floor trunking
- Suspended ceilings with recessed fluorescent lighting
- Two passenger lifts
- Male and female WCs



TERMS

The offices are available on a new full repairing and insuring lease for a term by arrangement.

RENT/RATES/SERVICE CHARGE

On application.

LEGAL COSTS

Both parties' legal costs to be borne by the in-going tenant.

VIEWING

Strictly through the agents -



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