

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

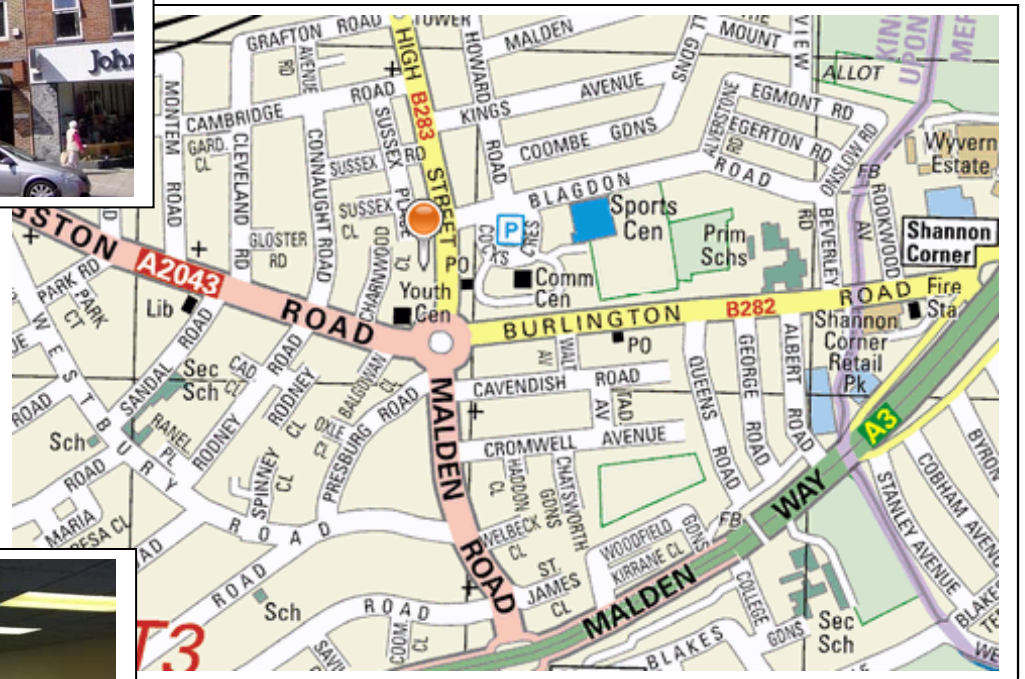
Fax 020 8541 1360
E-mail property@bonsors.com
www.bonsors.com

Bonsors.com

020 8546 0022

TO LET

***Modern Office central New Malden
980 sq ft (91 sq m)***



***Dawson House
131-135 High Street
New Malden
Surrey KT3 4BH***

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.

***Dawson House, 131-135 High Street
New Malden, Surrey KT3 4BH***

Location: New Malden is approximately four miles east of Kingston upon Thames. The A3 is less than a mile away and provides direct access to Central London, The M25 and national motorway network. The British Rail Station which is within two minutes walk, provides a frequent service direct to Waterloo Station with a journey time of approximately 20 minutes. Heathrow and Gatwick Airports are 15 and 22 miles away respectively.

Description: Modern open plan second floor office with entrance from the High Street providing open plan accommodation totaling 980 sq ft (91 sq m),

Amenities:

- Gas fired central heating
- Suspended ceilings with recessed lighting.
- Male & Female WCs
- Kitchenette
- Carpeting
- Perimeter trunking

Lease: The property is available to let on a new full repairing and insuring lease for a term by arrangement.

Rent: £12,000 per annum exclusive.

Rates: Rateable value: £12,000.00
Rates payable: £2012/13 rating year £5,496.00.
This is based on the standard rate of 45.8p in the Pound. Other supplements/reliefs may apply. Please contact the rates authority for more information.

Viewing: By appointment through sole agents, Bonsors.

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.

Energy Performance Certificate

Non-Domestic Building



131-135 High Street
NEW MALDEN
KT3 4BH

Certificate Reference Number:
0750-7991-0369-3960-1090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 58

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	232
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	34.4

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built

61 If typical of the existing stock