

Our ref: AGA/CI Tower

DATE AS POSTMARK

SUBJECT TO CONTRACT

Dear Sir/Madam

CI TOWER, COOMBE ROAD, NEW MALDEN, SURREY

We have pleasure in enclosing herewith our marketing brochure for the high quality air-conditioned office suites we have available in CI Tower which is prominently located immediately adjacent to New Malden main line rail station. Following recent lettings of the 1st, 14th and part 3rd floors, we now have only four fully refurbished floors/suites available as follows:

Floor	Area Sq Ft	Area Sq m	Car Parking Spaces	Rent (pa excl)	Rateable Value / Rates Payable (19/20)	Availability
15 th	4,198	390	8	£119,650	To be assessed	Now
3 rd	1,715	159.3	3	£48,880	To be assessed	Now
4 th	2,500	232.3	5	£71,250	£49,500 / £24,305.50	June 2020
5 th	5,370	498.9	11	£153,045	£100,000 / £50,400	October 2019
Total	13,783	1,280.5	27	£392,825	-	-

The office suites have been or will be refurbished to a high standard with new air conditioning and LED lighting and are being offered on new FR&I leases for terms by arrangement.

EPC rating: C (66)

If you require any further information, then please do not hesitate to contact Andy Armiger of Cattaneo Commercial on 020 8546 2166 or our joint agents Hargreaves Newberry Gyngell Limited.

Yours faithfully,

Cattaneo Commercial

CATTANEO COMMERCIAL

Encl.

A vertical garden wall featuring a variety of plants. On the left, there are plants with rounded, patterned leaves. In the center, there are ferns and heart-shaped green leaves. On the right, there are plants with purple and white variegated leaves. At the bottom, there are several bright red flowers with yellow centers. The word "CITOWER" is written in white capital letters inside a white rectangular border in the center of the image.

CITOWER

CITOWER

St George's Square, New Malden, KT3 4HG

A landmark office building

Standard floors of 5,370 sq ft, which can be split from 2,500 sq ft upwards

Stunning new headquarter style reception

Excellent natural light with stunning views across London

Adjacent to New Malden mainline railway station

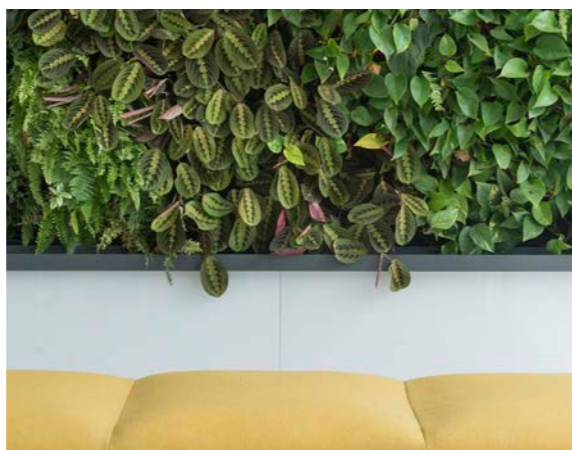
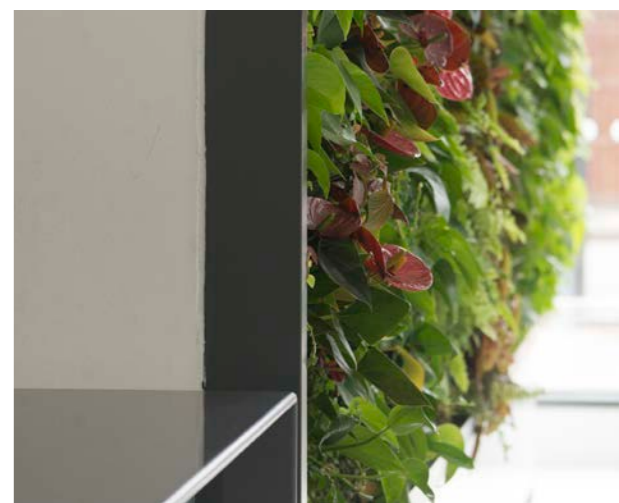
Good on-site car parking





Specification

- Stunning new headquarter style reception
- New perimeter fan coil air-conditioning
- New suspended ceilings
- New LED lighting with daylight dimming and presence control
- Three high-speed passenger lifts
- Secure on-site car parking 1:490 sq ft
- 24-hour on-site security
- Underfloor trunking
- New male and female WCs on each floor
- Refurbished lift lobbies



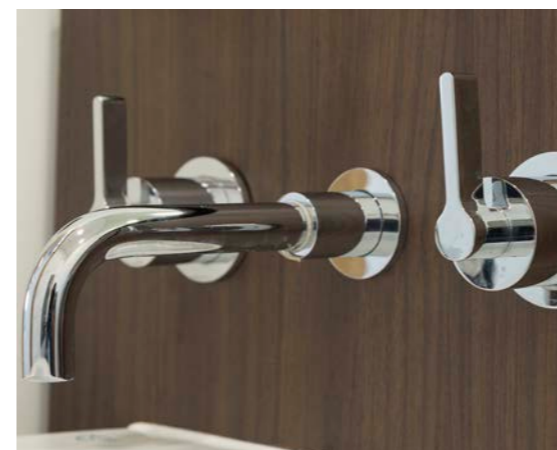
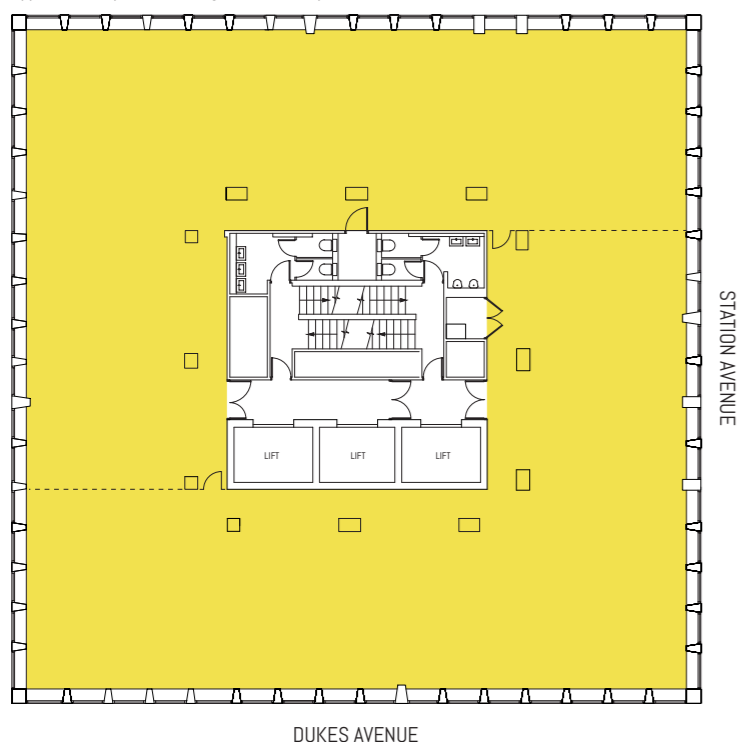


Floors with excellent natural light and stunning views across London

Flexible opportunities with space available from 2,500 sq ft.



Typical floor plan showing indicative split.



Well connected with easy access to Central London and the south east by road and rail

Location

CI Tower is conveniently situated adjacent to New Malden mainline railway station which provides excellent access to Central London and is in close proximity to a wide array of local amenities including shops, banks, cafés, bars and restaurants.



SAT NAV REF: KT3 4HG

Communications

By Road	Distance
A3	3/4 mile
M25 (J10)	12 miles
Central London	10 miles
Heathrow Airport	15 miles
Gatwick Airport	24 miles

By Rail	Travel time
Wimbledon	6 mins
Kingston	6 mins
Vauxhall	18 mins
Waterloo	26 mins
Victoria	29 mins

Owned and managed by:



Andy Armiger
020 8481 4741
andy@cattaneo-commercial.co.uk

David Keates
020 8481 4751
david@cattaneo-commercial.co.uk

citower.co.uk



Tim Wilkinson
020 3205 0206
tim.wilkinson@hng.co.uk

Mark Belsham
020 3205 0205
mark.belsham@hng.co.uk

EPC Rating

The building has a rating of D and a score of 91.

Viewing

Strictly by appointment through the joint agents.

Cattaneo Commercial nor HNG, for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Cattaneo Commercial or HNG has any authority to make or give any representation or warranty whatever in relation to this property. September 2018.