

**CI TOWER, ST GEORGES'S SQUARE, HIGH STREET
NEW MALDEN, SURREY KT3 4HG**

**ADJACENT TO MAINLINE RAIL STATION
SUITABLE FOR A1, A2 AND A3 PURPOSES**

**TO LET
APPROX GIA 1,437 SQ FT (133.50 SQ M)**



LOCATION

The unit occupies a ground floor wing of CI Tower, a prominent landmark office building situated immediately adjacent to New Malden mainline train station at the northern end of the High Street.

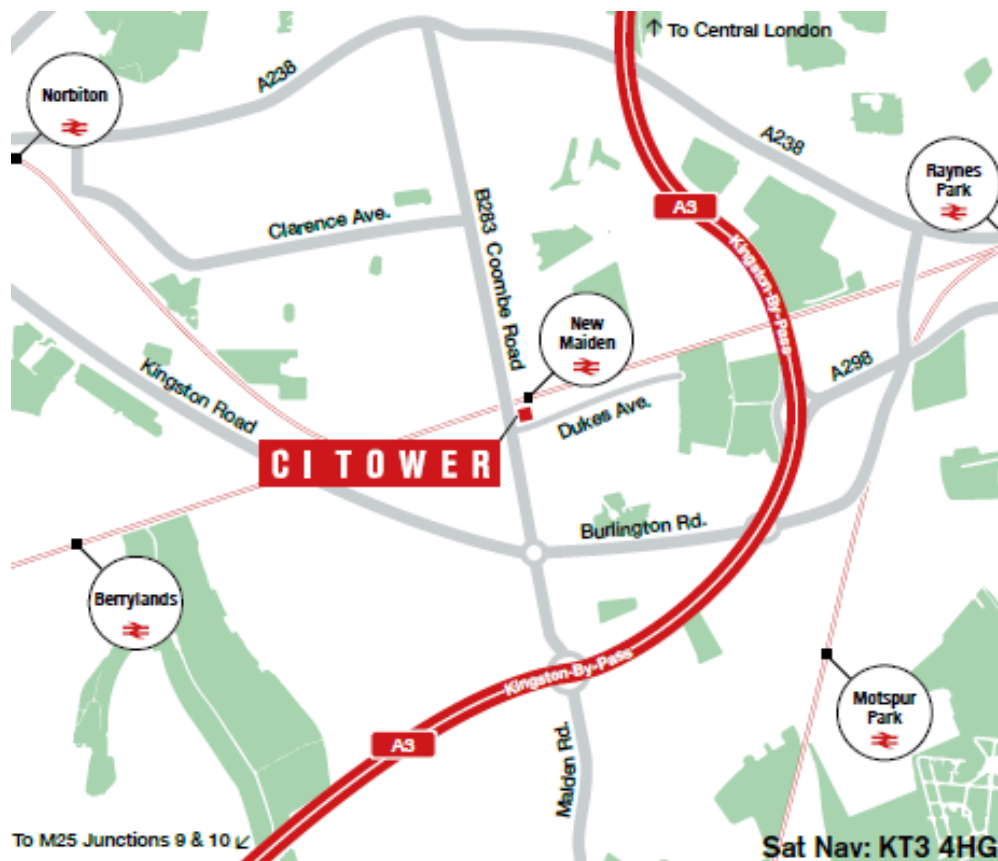
The unit overlooks St Georges's Square and benefits from significant foot fall being next to one of the main pedestrian approaches to the station.

Nando's and Pizza Express have both opened new units in New Malden High Street recently. Other nearby occupiers include Barclays Bank, Tesco Express, Waitrose and William Hill.

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gynge Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gynge Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property.

7-10 Chandos Street
Cavendish Square
London W1G 9DQ
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DESCRIPTION

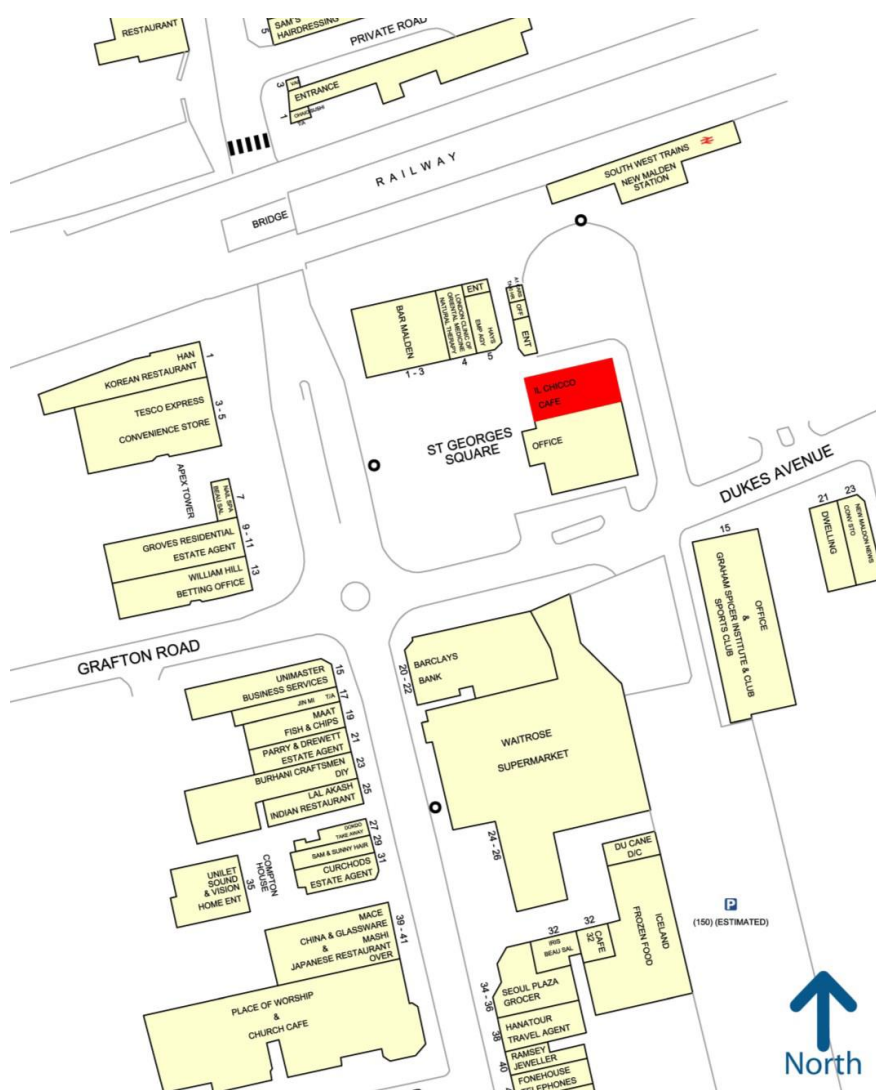
The premises comprise a substantial rectangular retail unit with return frontage and full height glazing. The unit was recently used as a café and has a tiled preparation area/kitchen and male and female toilets within the premises.

Gross frontage (St Georges's Square)	31' 10" (9.70 m)
Max shop width	30' 40" (9.25 m)

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BUSINESS RATES AND SERVICE CHARGE

Rateable Value £23,750

Rates Payable (2019/20) £11,661

We strongly recommend that interested parties confirm these figures with Kingston Borough Council

Service charge estimated at £5.00/SQ FT

ENERGY PERFORMANCE CERTIFICATE EPC

Band E 105

RENT

£40,000 pax exclusive.

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PLANNING USE

We understand the unit has an A3 consent but would also be suitable for A2 financial and professional services or A1 retail use.

TENURE

The unit is available on a new full repairing and insuring lease for a term to be agreed.

**VIEWING**

Strictly by appointment through joint sole agents



Andy Armiger 020 8481 4741
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Regulated by RICS