

Our ref: AGA/CI Tower

DATE AS POSTMARK

Dear Sir/Madam

SUBJECT TO CONTRACT**COMPETITIVE RENT FROM ONLY £15 PER SQ FT****CI TOWER, COOMBE ROAD, NEW MALDEN, SURREY KT3 4HG**

We have pleasure in enclosing herewith our marketing brochure for the good 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 the recent letting of part of the 3rd floor, we now have the following floors/suites available, as follows:

Floor	Area Sq Ft	Area Sq m	Car Parking Spaces	Rateable Value / Rates Payable (26/27)
12th Floor	5,370	498.9	11	£132,000 / £63,360
10th Floor	2,545	236.4	4	To be advised
8th Open Plan	2,676	248.6	5	£63,500 / £30,480
8th Partitioned Suite	2,675	248.5	5	£65,500 / £31,440
7th Partitioned Floor	5,370	498.9	11	£118,960 / £57,100.80
6th Partitioned Floor	5,370	498.9	11	£122,270 / £58,689.60
Total	24,006	2,230.2	47	-

The office suites benefit from modern air conditioning and LED lighting, many benefit from existing fit out with partitioned meeting rooms, kitchens and cellular offices. Furnished options are available by separate negotiation.

The suites are being offered on new FR&I leases for flexible terms by arrangement.

Rent: From £15 per square foot per annum plus VAT.

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 Knight Frank or Colliers.

Yours faithfully,

CATTANEO COMMERCIAL
Encl.

A dense vertical garden wall featuring a variety of plants. On the left, there are plants with dark green leaves and prominent light green veins. In the center, a large section of heart-shaped green leaves (pothos) is visible. To the right, there are plants with variegated leaves in shades of pink, purple, and white. At the bottom, several bright red anthurum flowers are interspersed among the green foliage. The word "CITOWER" is centered in the middle of the image, enclosed in a white rectangular border.

CITOWER

CITOWER

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

- A landmark office building
- Flexible offices from 2,545 sq ft
- Stunning headquarter style reception
- New changing rooms and shower facilities
- On-site café
- Excellent natural light with stunning views across London
- Adjacent to New Malden mainline railway station
- Good on-site car parking





Specification

- Stunning headquarter style reception
- New perimeter fan coil air-conditioning
- New ceilings
- New LED lighting with daylight dimming and presence control
- Three high-speed passenger lifts
- New on site café, Ember & Seed opened December 2022
- New meeting room for hire and break out area for shared use on the 4th floor
- Secure on-site car parking 1:490 sq ft
- 24-hour on-site security
- Underfloor trunking
- New male and female WCs on each floor
- New changing rooms and shower facilities
- Refurbished lift lobbies
- Basement storage to rent from 230 sq ft upwards



Floors with excellent natural light
and stunning views across London

Flexible offices from half floors of 2,545 sq ft to
whole floors of 5,370 sq ft.

Some furnished suites available by separate
negotiation.

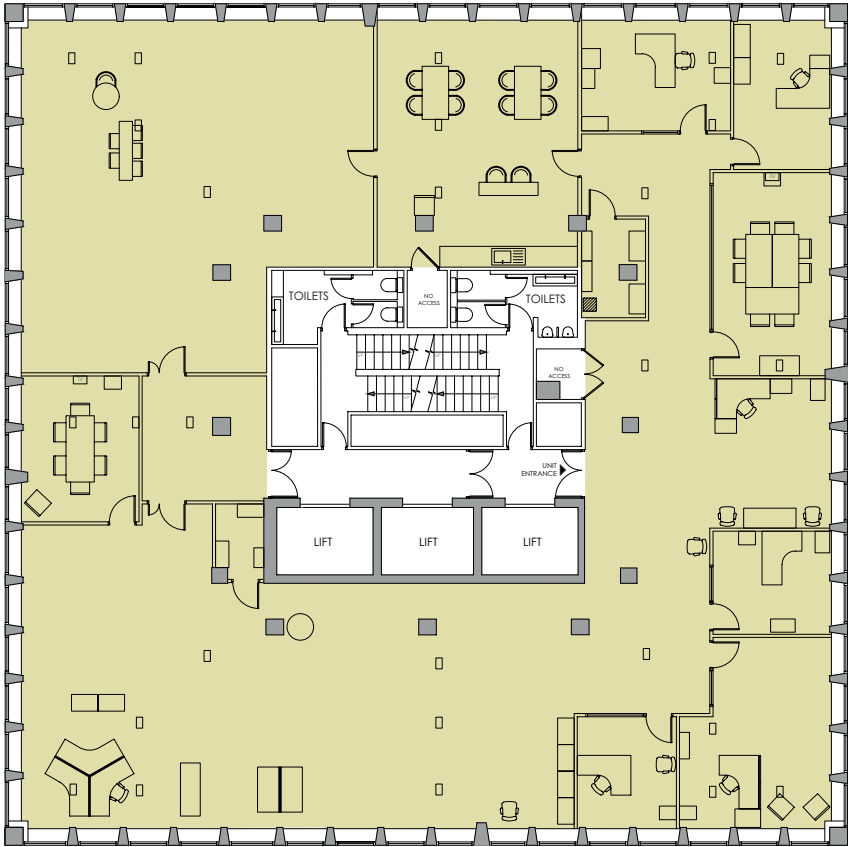
New communal meeting room facilities and break
out area available to hire on the 4th floor.



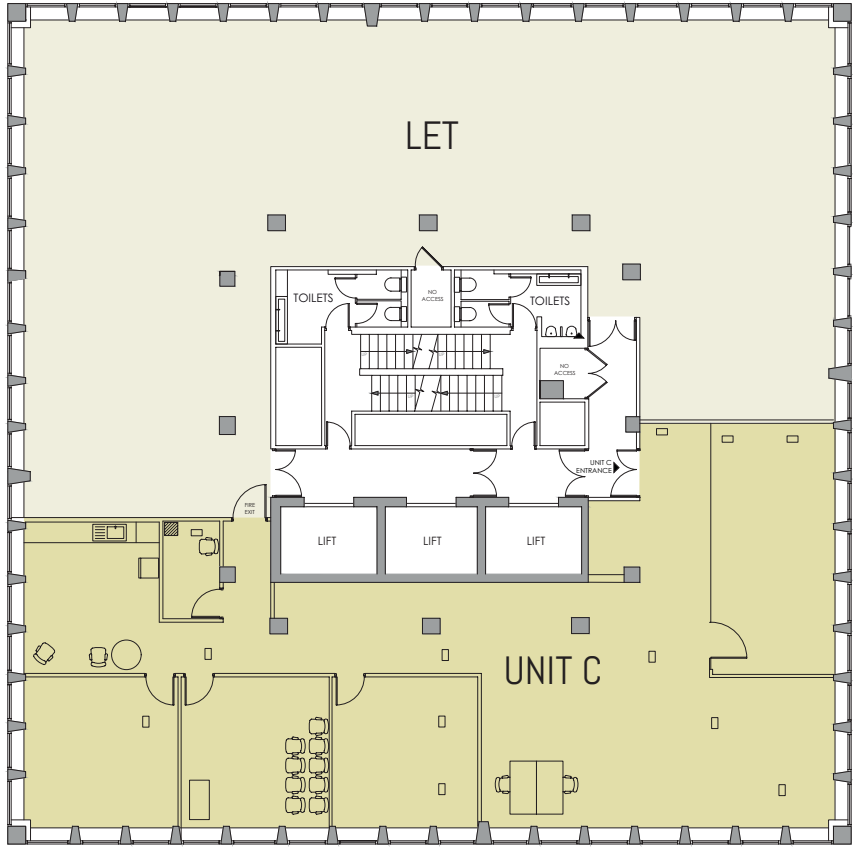
Availability

Floor	sq ft	sq m
12th	5,370	499
Unit C 10th	2,545	236
Unit A 8th	2,676	248
Unit B 8th	2,675	248
7th	5,370	499
6th	5,370	499
Total	24,006	2,229

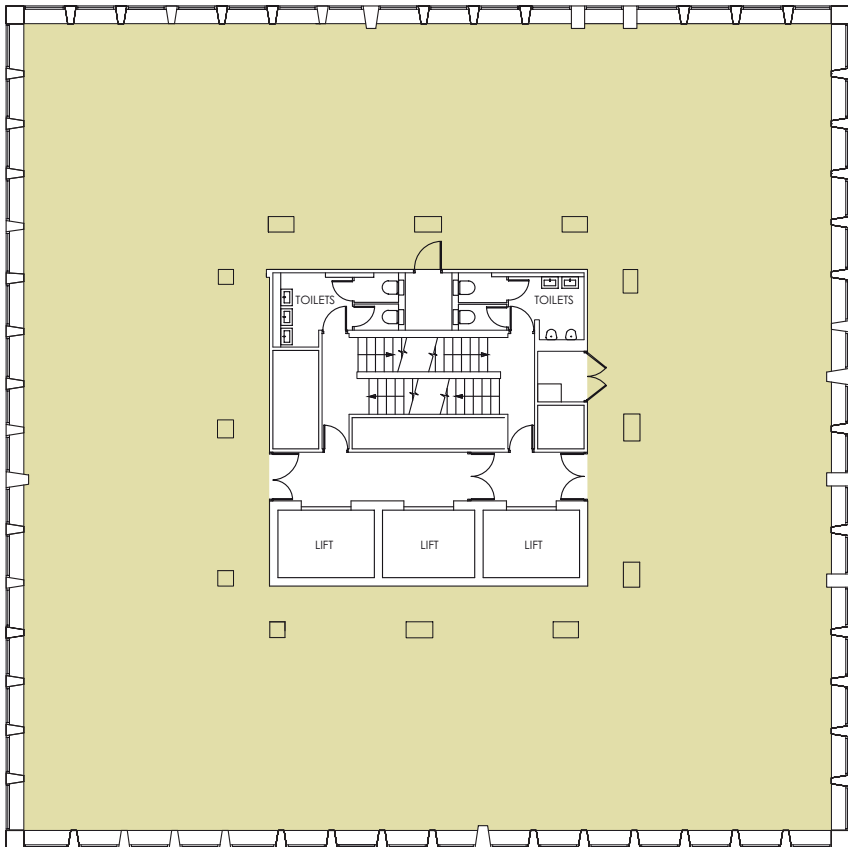
NB: Storage units are available in the basement ranging in size from 228 sq ft (21.2 sq m) to 2,236 sq ft (207.7 sq m).



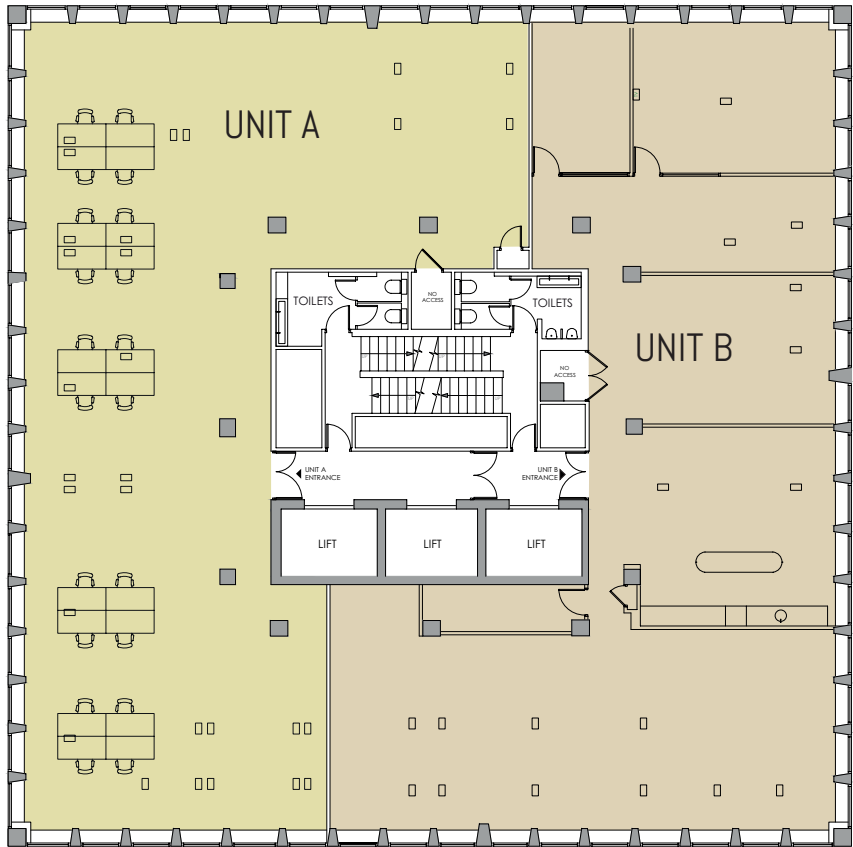
12th floor



10th floor



6th & 7th floors



8th floor

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

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EPC
The building has an EPC rating of C66.

BREEAM
BREEAM In-use 'Very Good'.

Viewing
Strictly by appointment through the joint agents.



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