

OFFICE TO LET

2a SUSSEX ROAD, NEW MALDEN KT3 3PY

662 sq. ft (61.5 sq. m) approx.



TOWN CENTRE OFFICE WITH PRIVATE OFF-STREET PARKING

TO LET: £14,500 per annum exclusive

PLEASE CALL US ON: 020 8703 8075

 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

 **RICS**
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DESCRIPTION

A self-contained first floor office suite providing four partitioned office rooms, kitchen, and WC. The property has gas fired central heating throughout and is fully cabled to support multiple electrical outlets. The office is accessed through a separate rear entrance and benefits from 2 private off-street car parking spaces. The space is in a well-maintained condition throughout, with recently laid carpet and painted walls.

LOCATION

In a prominent corner position in New Malden town centre at the junction of Sussex Road and New Malden High Street. Mainline railway station is a short 5-minute walk away, providing regular services to London Waterloo (24-minute journey time). The A3 is less than a mile away and the M25 is also in close proximity. Both Gatwick and Heathrow are easily accessible by car and train.

CAR PARKING

2 off street car parking spaces are allocated to the office.

ACCOMMODATION

662 sq. ft (61.5 sq. m) approx. Net Internal Area

ENERGY PERFORMANCE (EPC)

96 | D

TENURE

Available on a new full repairing and insuring lease on flexible terms.

RATEABLE VALUE

The Rateable Value is: £6,100

*All applicants are advised to make their own enquiries with the local council

RENT

£14,500 per annum (VAT is applicable)

*We believe that the building is VAT elected. Interested parties should make their own enquiries

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract

**VIEWING AND FURTHER INFORMATION**

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