

**LEWIS  
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## WORLD OF GOLF

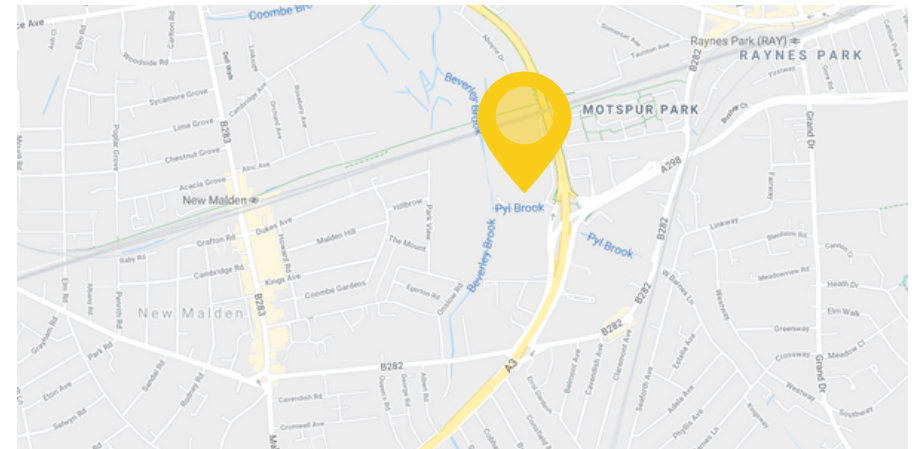
BEVERLEY WAY, NEW MALDEN, SURREY KT3 4PH

**REFURBISHED OFFICES TO LET  
137 - 1,427 SQ FT (13 - 133 SQ M)**

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SURREY KT3 4PH

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## DESCRIPTION

Refurbished flexible serviced offices with brand new air conditioning & heating, free Wi-Fi, on site receptionist, kitchen facilities, private toilets, free parking, CCTV, meeting rooms adjacent to the finest golf range in London. The minimum contract length is 3 months. The offices are accessible from 6am until 10 pm.



## LOCATION

The offices are located at Shannon Court, the junction of the A3 and the B282. This provides very quick access by car to Central London, Wimbledon and Kingston. The A3 also offers a direct road link to Junction 10 and the M25 and the main motorway networks for both Gatwick and Heathrow Airports.

The closest rail links are New Malden and Raynes Park, both a 10-minute walk from the offices with regular trains to London Waterloo every 3-4 minutes. Tenants are subject to discounts at both Costa located on site and the Golf range.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled April 2021.

## SPECIFICATION

- Refurbished flexible serviced offices
- Brand new air conditioning and heating
- CCTV
- Free car parking

## FLOOR AREAS

Floor	sq ft	sq m
Various	137 - 1,427	12.72 - 132.57
<b>Total</b>	<b>1,427</b>	<b>132.57</b>

## TERMS

Flexible terms are available.

## EPC

Available upon request.

## RENT

Available upon application.

## VAT

Applicable.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## SERVICE CHARGE

Available upon application.

## VIEWING

Strictly by appointment through the joint sole agents.

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