



**40-44 Coombe Road**  
New Malden, KT3 4QF

**Suburban London office with  
generous parking**

**7,164 to 32,109 sq ft**  
(665.56 to 2,983.02 sq m)

- Economical office space
- Ready to occupy
- Town centre location adjacent to New Malden train station
- Open plan offices
- Generous car parking ratio (1:373 sqft)
- Onsite amenities, including gym and cafeteria
- Available as a self-contained office or on a floor-by-floor basis

## Summary

Available Size	7,164 to 32,109 sq ft
Rent	Rent on Application
Rates Payable	£9.49 per sq ft
Rateable Value	£595,000
EPC Rating	E

## Description

The property is a purpose-built office spanning four stories, featuring basement parking. The ground floor is equipped with a reception area, a spacious gym room complete with accompanying changing and shower facilities, meeting/board rooms, and a cafeteria with a breakout area.

The offices on the first and third floors adopt an open-plan layout, incorporating meeting rooms and tea points. Additionally, these floors boast male and female W.C.'s along with supplementary shower rooms.

In the basement, there are 82 parking spaces, supplemented by an additional five surface parking spaces, providing a generous parking ratio of 1:373 sq ft.

## Location

The property is conveniently located next to New Malden mainline railway station, offering regular services to London Waterloo. It is also close to various local amenities, including shops, banks, cafés, bars, and restaurants.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	10,335	960.15	Available
1st	7,441	691.29	Available
2nd	7,164	665.56	Available
3rd	7,169	666.02	Available
<b>Total</b>	<b>32,109</b>	<b>2,983.02</b>	

## Terms

The property is available by way of a new lease directly from the landlord, with terms to be agreed.

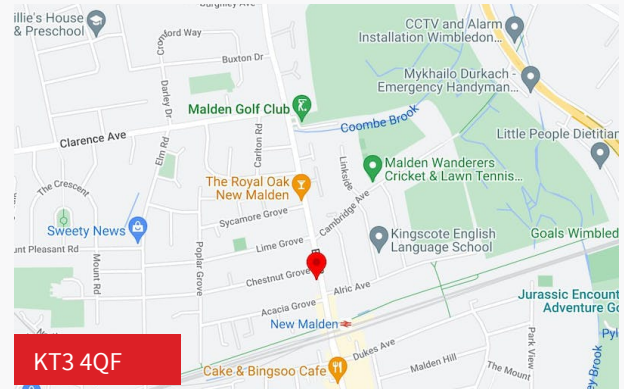
## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Cost/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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