

Office, Serviced Office

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



New Malden Business Centre

46-50 Coombe Road, New Malden, KT3 4QF

High quality serviced offices

100 to 1,150 sq ft

(9.29 to 106.84 sq m)

- Full air conditioning
- Lift
- Fully furnished
- Open 24/7
- Private parking
- Meeting Rooms
- Free Wi Fi

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Summary

Available Size	100 to 1,150 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

Work in comfort and safety in this fully serviced office in New Malden. Your staff and visitors will be kept safe and well, thanks to 24 hour CCTV monitoring and a fob entry system. The lift ensures the space is accessible for all. Phones and WiFi internet is included, and the office comes fully furnished, so you can move in, unpack, and get down to business. Private parking and kitchen facilities let you offer those little perks that make recruiting and retaining staff so much easier. Plus, with 24 hour access and plenty of meeting space, your staff can work whenever and however they like.

Whether you need an office for 2 to 14, you will find what you need here and with the offices priced per desk, you only pay for the space you need. You won't find serviced offices in New Malden that are better than this.

Location

Located at the northern end of the High Street, the property is on the corner with Chestnut Grove. New Malden railway station is less than a 5 minute walk away giving fast and frequent access to central London and to Wimbledon, connecting you with the District Line underground service.

The A3 is less than 2 miles away connecting you either directly into central London, or, alternatively with motorways such as the M25, M4, M3 and M23, if you are travelling to Heathrow or Gatwick airports.

There are also excellent shopping and leisure facilities in nearby Kingston which is only a 15 minute drive away.

Accommodation

The accommodation comprises the following areas:

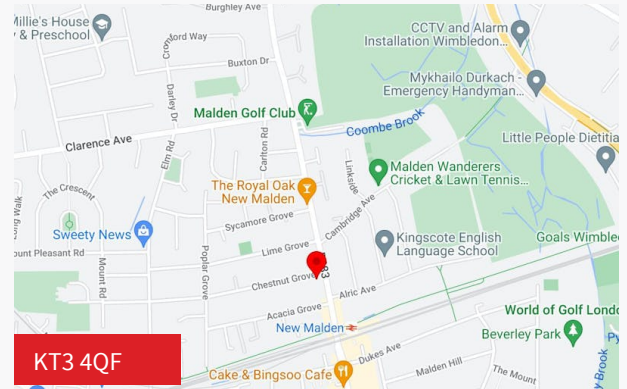
Name	sq ft	sq m
3rd - Suite 1	680	63.17
3rd - Suite 2	420	39.02
2nd - Suite 3	1,150	106.84
Total	2,250	209.03

Terms

The inclusive monthly rent includes furniture, business rates, 20 Mb dedicated internet, daily cleaning, WiFi, utilities and maintenance, parking and 24/7 access.

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.



Viewing & Further Information

Piers Leigh
01483 730060 | 07967 726301
pleigh@curchodandco.com

Kyran Copestick
01483 730060 | 07570 682204
kcopestick@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 22/03/2024

