London KT3 - 1F Dawson House, 131-135 High Street, New Malden KT3 4BH
Self-Contained Office/Retail Unit to Rent

BLUE ALPINE
PROPERTY CONSULTANTS



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Property Features:

- Comprises self-contained office/retail unit at first floor
- Benefits from private kitchenette and wc`s
- Available on a new lease with flexible terms
- Suitable for variety of uses (Class E) including office, medical, educational, retail and more
- VAT is applicable to this property
- Occupying a prominent position along the High Street within short walk from New Malden Station
- Occupiers nearby include Starbucks, KFC, Subway, Pizza Express, Greggs, Boots, Nationwide and more.

Property Description:

Comprises office unit arranged over entire first floor and accessed directly from the High Street. The property is offered unfurnished, providing the following accommodation and dimensions:

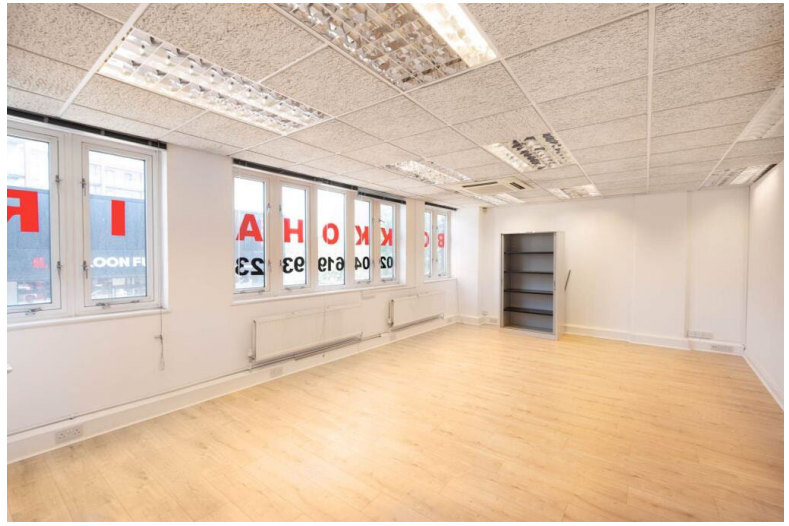
First Floor: 120 sq m (1,291 sq ft)
Open plan office, kitchenette, wc`s



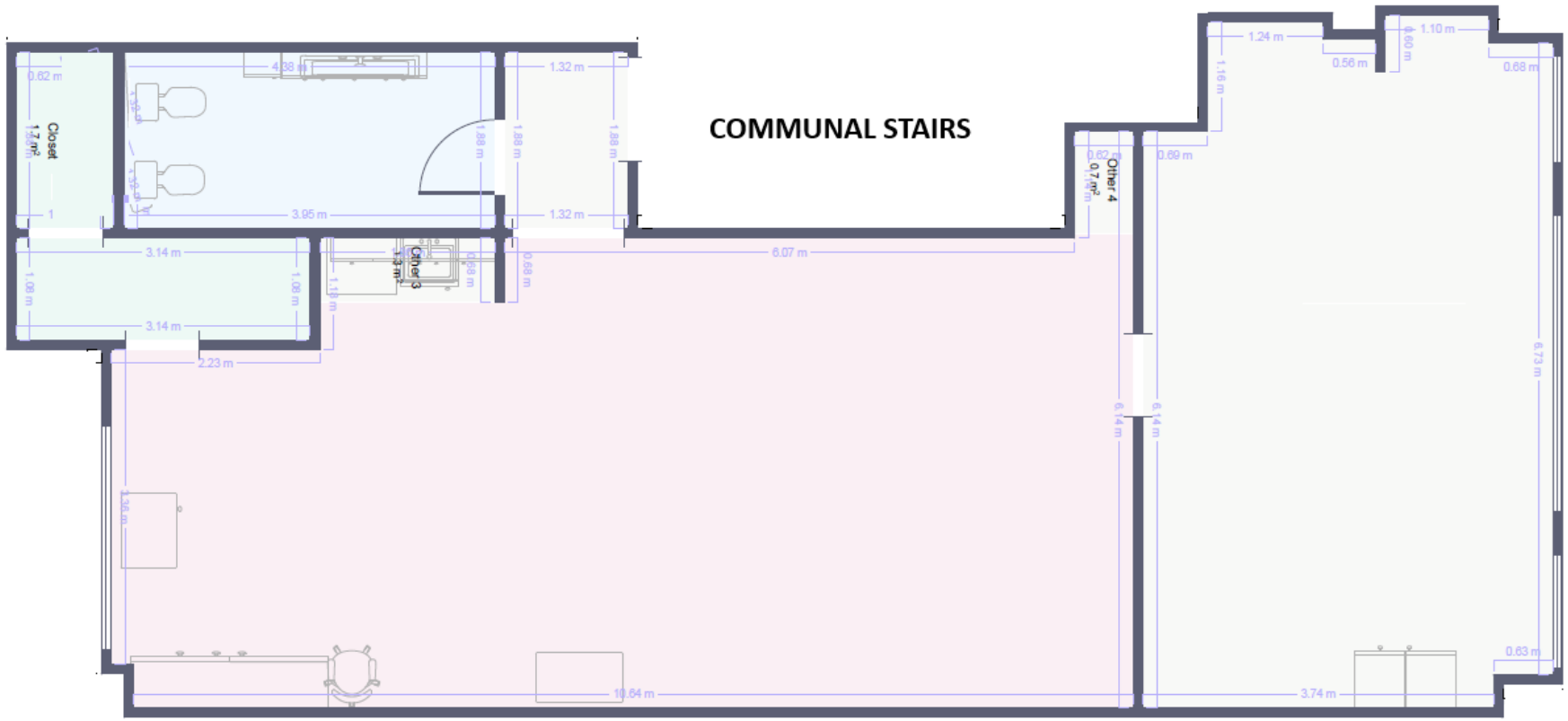








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First Floor

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Terms:

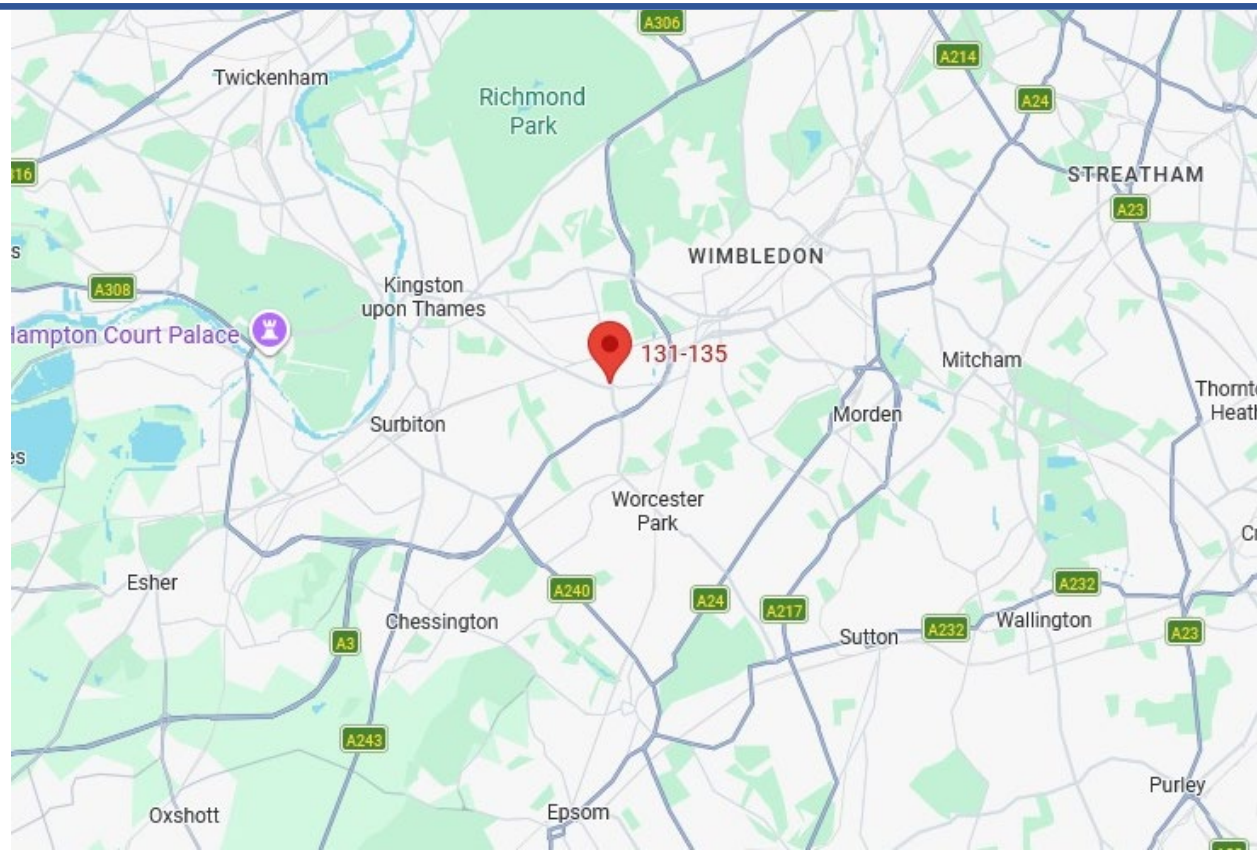
Available on a new lease with terms to be agreed by negotiation
Rent: £426.92 + VAT per week (PCM: £1,850 + VAT)
Deposit: £5,550 (3 Months)

Rateable Value:

Rateable Value - £21,500 p.a.
Rates Payable ~ £9,300 p.a.

EPC:

The property benefits from a C Rating. Certificate and further details available on request.



Location:

The property is situated in the heart of New Malden town centre, occupying a prominent position along the High Street. New Malden railway station is within a short walk, providing regular services into Central London. Occupiers nearby include Starbucks, KFC, Subway, Pizza Express, Greggs and many more.

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Contacts:

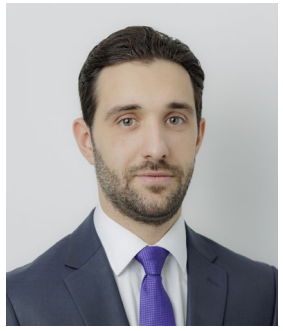
For further information or to schedule a viewing, please contact a member of our team below.



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