

C I TOWER
St George's Square
New Malden Surrey
KT3 4HG

Offices to let
527 to 21,770 sq ft

WWW.CITower.co.uk



CURRENT AVAILABILITY

We set out below the current availability and outgoings. The landlord would consider splitting some units to but will require an enhanced rent.

Floor	Area Sq Ft	Area Sq M	Car Parking Spaces	Rent (pa excl)	Estimated Rates Payable (2021/22)
Top 15 th	Currently in 3 fitted suites all with private kitchens. 829 527	77 49	1 1	These 3 suites on the top floor are offered on the following rents inclusive of rent and service charge. £43,940 incl service & Furniture included £24,770 incl service	Business Rates to be assessed Suites Available
13 th	5,470	508	10	£30.00 psf	Circa £10/ sqft
10th	1,540	143	2	£30-00 psf	Circa £10/ sqft
8th	2,685	249	5	£30.00 psf	Circa £10/ sqft
5th	5,370	499	10	£30.00 psf	Circa £10/ sqft
4th	2,640	245	5	£30-00 psf	Circa £10/ sqft
4th	1,457	135	2	£30-00 psf	Circa £10/ sqft
Gnd	1,253	116	2	£30-00 psf	TBA

All of the above figures are subject to confirmation. The business rates above is an estimate and prospective tenants must verify this information by direct enquiry to the relevant local authority.

For more information visit eddisons.com
T: 020 3205 0200

Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

Building Amenities are listed below

Headquarter style reception with refurbished lift lobby

Three high speed passenger lifts serving Ground to 14th

New dedicated lift from 14th to 15th floor

Secure on-site parking 1:500 sq ft

24 hour on site security

Refurbished Male and Female WCs on all floors and showers on ground.



Ground floor reception

Refurbished floors have the benefit of the following specification.

New Air Conditioning

New ceilings

New LED Lighting with daylight dimming and presence control

New WCs

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15th Floor Fitted suite with furniture.



ENERGY PERFORMANCE CERTIFICATE EPC

For refurbished floor Band C-66

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SERVICE CHARGE

Approx £9.00/sq ft for entire upper floors split floors will carry a higher charge.

TERMS

The premises are available on a new effective FRI Lease on terms to be agreed.

VIEWING

Strictly by appointment through joint sole agents



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