



46-50 Coombe Road

New Malden, KT3 4QF

**Purpose built office building
with car parking**

1,764 to 9,560 sq ft

(163.88 to 888.15 sq m)

- Ready for immediate occupation
- Town centre location next to New Malden station
- Available on a floor-by-floor basis or as a whole
- 22 car parking spaces

Summary

Available Size	1,764 to 9,560 sq ft
Business Rates	N/A
Service Charge	ad-hoc
EPC Rating	D (76)

Description

The property comprises, purpose-built office building arranged over four storeys, benefiting from on-site parking.

The available office accommodation is a mixture of open plan and dedicated meeting rooms and collaborative team areas, providing flexible and efficient workspace suitable for a variety of occupiers.

Location

46-50 Coombe Road is prominently positioned adjacent to New Malden railway station, which provides regular and direct services to London Waterloo.

The property is also well located close to a wide range of local amenities, including shops, banks, cafés, bars, and restaurants, offering excellent convenience for occupiers and staff.

Accommodation

The accommodation comprises the following areas:

Room	sq ft	sq m	Availability
2nd - East	3,016	280.20	Available
2nd - West	1,764	163.88	Available
3rd - East	3,016	280.20	Available
3rd - West	1,764	163.88	Available
Total	9,560	888.16	

Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease, directly from the Landlord, for a term to be agreed.

Additional car parking available upon negotiation.

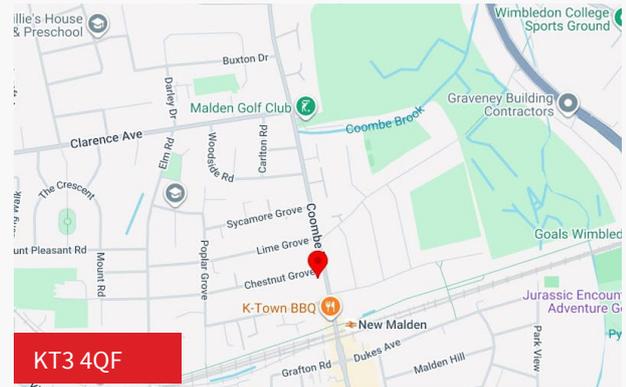
Anti Money Laundering

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 Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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

John Shaw
01483 730060 | 07808 896311
jshaw@curchodandco.com

More properties @ curchodandco.com

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