

**SHW**

**MAKING  
PROPERTY  
WORK**  
**SHW.CO.UK**



**TO LET**

**OFFICE – 1,890 - 3,961 SQ FT (175.6 - 368 SQ M)**  
**8 Coombe Road, New Malden, KT3 4QE**

**DESCRIPTION**

The property provides self contained offices at first and second floor with entrance direct from Coombe Road and with rear yard for 3-4 car spaces. The space provides good quality accomodation with comfort cooling and can be let in floors.

**LOCATION**

New Malden is appx 10 miles south west of central London on the A3 and 2.5 miles East of Kingston. The property is well located in a convenient position fronting Coombe Road and within 100m of the High Street and approx 0.7 miles to the A3. The station is approx 100 m and provides a fast service to London Waterloo, travel time 24 mins.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
Second Floor	1,890	175.6
First Floor	2,071	192.4
<b>TOTAL</b>	<b>3,961</b>	<b>368</b>

**AMENITIES**

- Comfort cooling
- Suspended ceilings
- Male and female WCs
- Central heating
- Double glazed windows
- 3-4 parking spaces

**RENT**

On application.

**TENURE**

The property is available to let on a new lease direct from the landlord.

**RATES**

The April 2023 Rateable Value of the property is £49,000.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

51-75 **C** 71 C



**VIEWINGS – 020 8662 2700**

Mark Skelton

t: 07885 743202

James Griffiths

t: 07867 232653

e: mskelton@shw.co.uk

e: jgriffiths@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING  
PROPERTY  
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316