

To be refurbished



TO LET

First and 2nd floor offices

6,540 sq.ft

(608 sq.m)



1st and 2nd Floor, Blagdon Road, New Malden, Surrey KT3 4AH

- Located above a parade of shops
- Prominent town centre location in New Malden
- Tenants include Lidl and Fitness for Less gym

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1st and 2nd Floor, Blagdon Road, New Malden, Surrey KT3 4AH

Areas (approx. NIA)	Sq.ft	Sq.m
First and Second Floors	6,540	608
TOTAL	6,540	608

Description

The existing property comprises a mixed-use building consisting of a food store let to Lidl and gymnasium let to Fitness 4 Less at ground floor.

At first floor level there are vacant offices spanning over 6,000 sq. ft. and at 2nd floor level a multi-storey car park, providing 549 spaces.

The building occupies an island site extending to approximately 0.7 acres which fronts Blagdon Road to the north and Cocks Crescent to the south, east and west.

The subject offices are located in a strong commuter suburb and have the ability to be used for flexible work space using the hub and spoke approach.

Furthermore, the subject offices be used for a variety of uses subject to planning and the landlord would be willing to work with occupiers in this regard.

Rent

£100,000 per annum.

Services

The unit has electricity and water connected.

Insurance

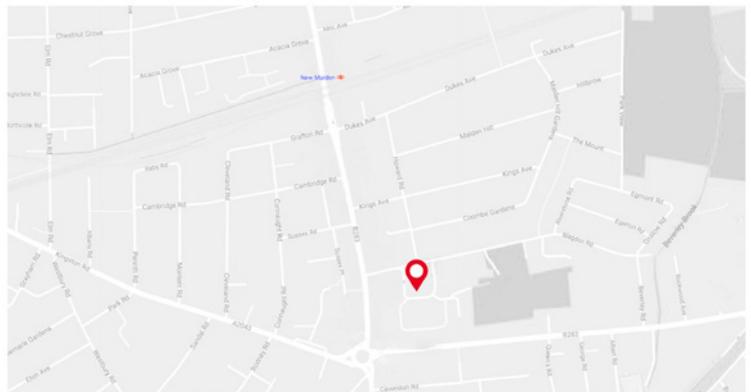
The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available on request.

Rateable Value

Rates have been stripped, last rateable value was £62,000. The Local Authority is The Royal Borough of Kingston Upon Thames.



Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location - KT3 4AH

The offices is situated in the busy heart of New Malden to East of the High Street, and includes a Lidl Supermarket, Fitness for Less Gym and adjacent Multi-storey Car park.

New Malden Station is located just 400m (circa 7 minutes' walk) from the site, providing direct National Rail links to London Waterloo Station in approximately 25 minutes.

References

The granting of a lease will be subject to satisfactory references and accounts.

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