

C I TOWER St George's Square New Malden Surrey KT3 4HG	Offices to let 829 to 22,681 sq ft
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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	829	77	1	This suite on the top floor is offered on the following terms inclusive of rent and service charge and furniture £43,940 incl service & Furniture included	Business Rates to be assessed
13 th	5,470	508	10	£30.00 psf	Circa £10/ sqft
10 th	1,540	143	2	£30-00 psf	Circa £10/ sqft To Be Refurbished
8 th	2,685	249	5	£30.00 psf	Circa £10/ sqft
5 th	5,370	499	10	£30.00 psf	Circa £10/ sqft
4 th	2,640	245	5	£30-00 psf	Circa £10/ sqft To Be Refurbished
4 th	1,457	135	2	£30-00 psf	Circa £10/ sqft To Be Refurbished
Gnd	1,253	116	2	£30-00 psf	UNDER OFFER
Gnd	1,437	133	-	TBA	UNDER OFFER

All of the above figures are subject to confirmation.

The business rates figure above are 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

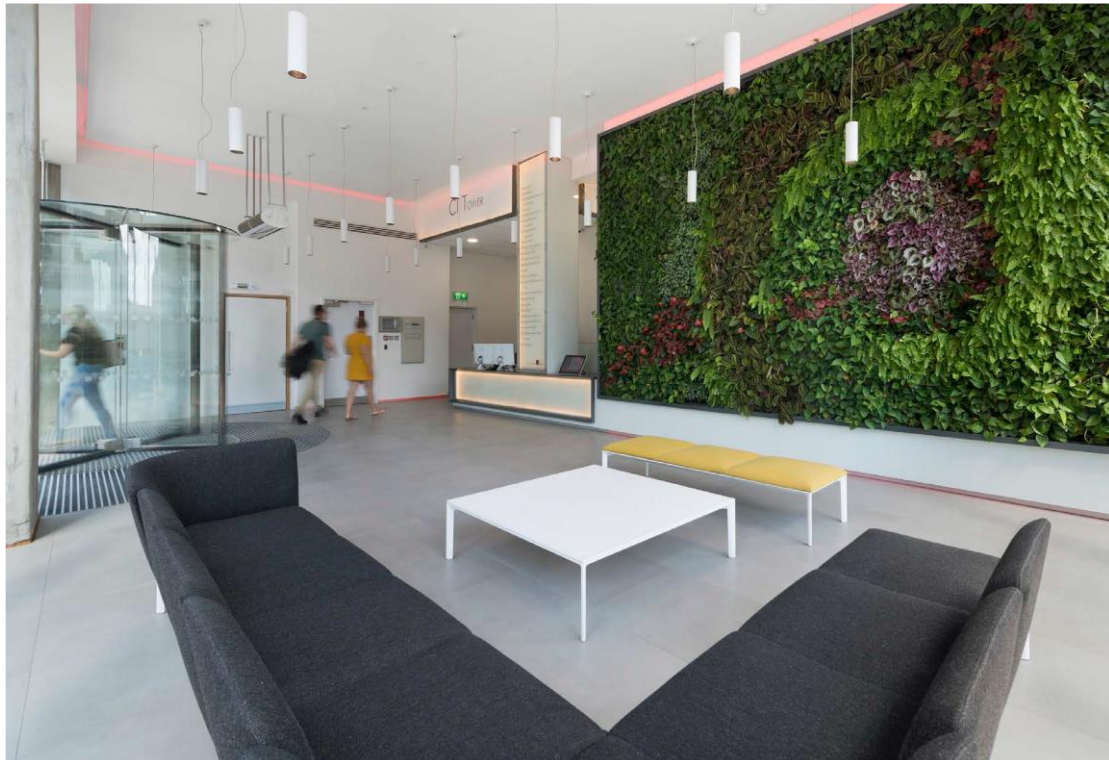
Three high speed passenger lifts serving Ground to 14th

New dedicated lift from 14th to 15th floor

Secure on-site parking Approx 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.

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 £9.50/sq ft for entire upper floors split floors will carry a higher change.

TERMS

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

VIEWING

Strictly by appointment through joint sole agents



Andy Armiger 020 8481 4741

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The Eddisons logo consists of the word 'Eddisons' in a white, sans-serif font on a dark blue rectangular background. Below the name, the phone number '020 3205 0200' and the website 'eddisons.com' are written in the same white font.

Tim Wilkinson 020 3205 0206

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