

A vertical garden wall featuring a variety of plants. On the left, there are plants with rounded, translucent green leaves. In the center, there are ferns and heart-shaped green leaves. On the right, there are plants with purple and white variegated leaves. At the bottom, there are red flowers and small pinkish-red plants. The word "CITOWER" is written in white capital letters inside a white rectangular border in the center of the image.

CITOWER

CITOWER

St George's Square, New Malden, KT3 4HG

A landmark office building

Flexible office suites from 1,314 sq ft

Stunning headquarter style reception

New changing rooms and shower facilities

On-site café

Excellent natural light with stunning views across London

Adjacent to New Malden mainline railway station

Good on-site car parking





Specification

- Stunning headquarter style reception
- New perimeter fan coil air-conditioning
- New ceilings
- New LED lighting with daylight dimming and presence control
- Three high-speed passenger lifts
- New on site café, Ember & Seed opened December 2022
- New meeting room for hire and break out area for shared use on the 4th floor
- Secure on-site car parking 1:490 sq ft
- 24-hour on-site security
- Underfloor trunking
- New male and female WCs on each floor
- New changing rooms and shower facilities
- Refurbished lift lobbies
- Basement storage to rent from 230 sq ft upwards



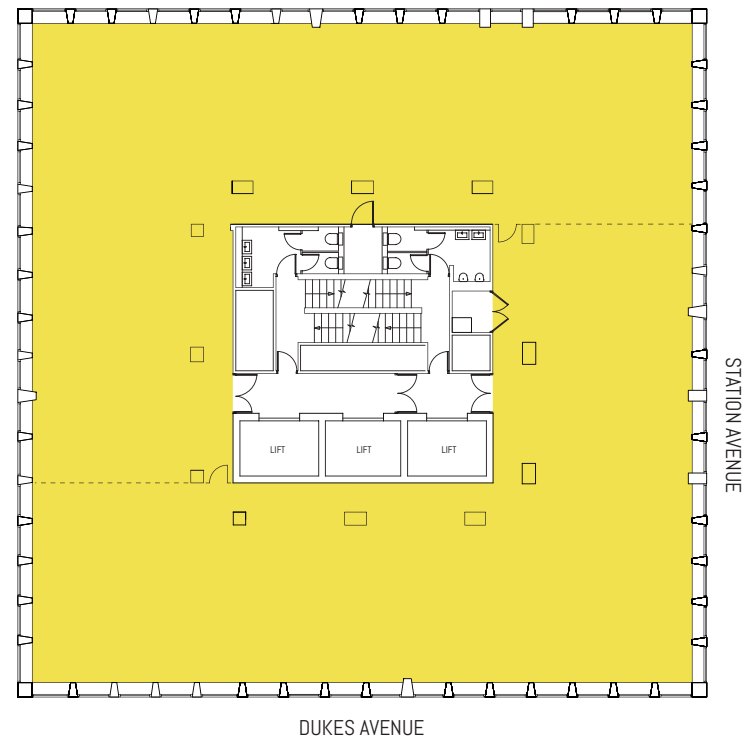
Floors with excellent natural light and stunning views across London

Flexible office suites from 1,314 sq ft, half floors of approx. 2,600 sq ft to whole floors of 5,370 sq ft.

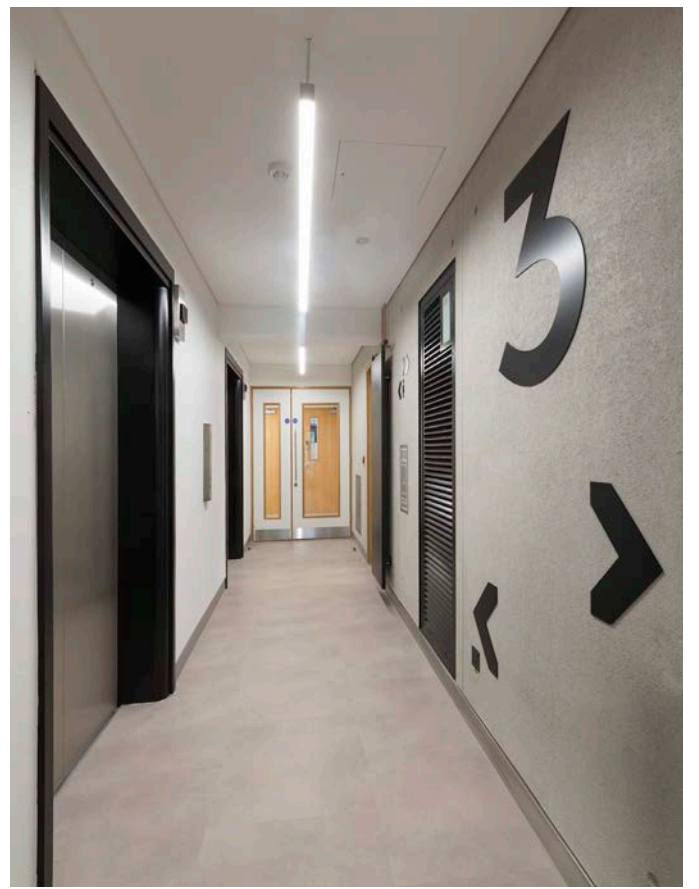
Some furnished suites available by separate negotiation.

New communal meeting room facilities and break out area available to hire on the 4th floor.

Typical floor plan showing indicative split.



NB: Storage units are available in the basement ranging in size from 228 sq ft (21.2 sq m) to 2,236 sq ft (207.7 sq m).



Well connected with easy access to Central London and the south east by road and rail

Location

CI Tower is conveniently situated adjacent to New Malden mainline railway station which provides excellent access to Central London and is in close proximity to a wide array of local amenities including shops, banks, cafés, bars and restaurants.



SAT NAV REF: KT3 4HG

Communications

By Road	Distance
A3	3/4 mile
M25 (J10)	12 miles
Central London	10 miles
Heathrow Airport	15 miles
Gatwick Airport	24 miles

By Rail	Travel time
Wimbledon	6 mins
Kingston	6 mins
Vauxhall	18 mins
Waterloo	26 mins
Victoria	29 mins

Owned and managed by:



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EPC

The building has an EPC rating of C66.



BREEAM

BREEAM In-use 'Very Good'.

Viewing

Strictly by appointment through the joint agents.

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