



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**Hays House
St Georges Square
High Street, New Malden
KT3 4HG**

TO LET

Approx 635 sqft (59.00 sqm)

1st floor office space available within New Malden town centre, immediately adjacent to New Malden Station. The offices benefit from modern amenities including air-conditioning, passenger lift & disabled WC facilities.

1 st Floor Offices	635 sqft	59.00 sqm
W.Cs	-	-
TOTAL	635 sqft	59.00 sqm

RENT £22,500 per annum.

LEASE New Lease excluded from Landlord & Tenant Act 1954 Part II. Terms to be agreed.



OFFICES TO LET

www.hugginsedwards.co.uk

LOCATION

The property occupies a prominent position immediately adjacent to New Malden train station, which provides 6 trains an hour into London Waterloo with an average journey time of 25 minutes. The property is located on the High Street in close proximity to the town centre amenities. There is excellent access to the A3, which is less than 5 minutes drive away, and the national motorway network at junction 10 of the M25 approximately 11.5 miles away.

AMENITIES

Ground floor entrance lobby, passenger lift, air-conditioning, central heating, double glazing, suspended ceiling, recessed lighting, kitchen facilities, male, female & disabled W.C's.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via joint sole agents.

Huggins Edwards & Sharp

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Martin Campbell & Co

Crispin d'Albertanson

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DATE

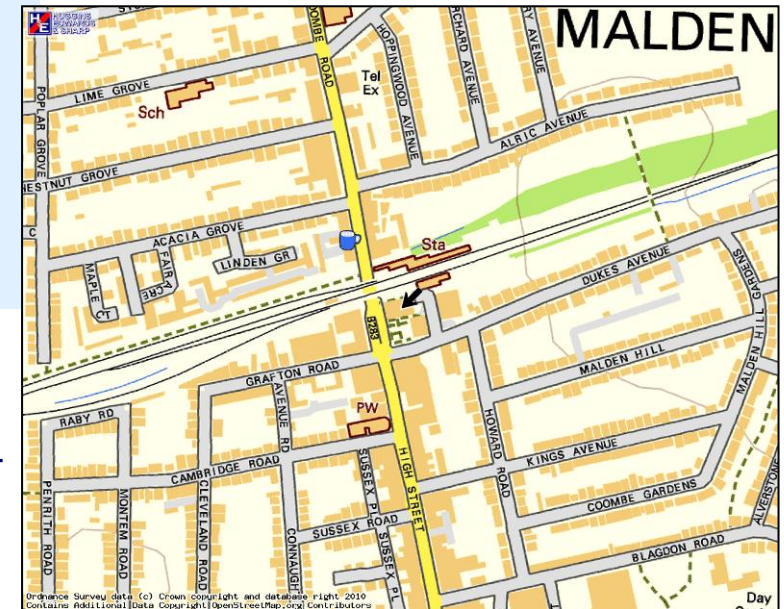
November 2019

FOLIO NUMBER

19705(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
RESIDENTIAL LETTINGS • PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS**

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3 BRIDGE STREET
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