



60 Kingston Road, New Malden, KT3 3JG

A purpose-built office building arranged over lower ground, ground and first floor with off street parking and a lift to let under a new lease.

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Rent: £70,000 per annum exclusive

LOCATION: - The property is situated within striking distance of the centre of New Malden. Kingston Road is a bus route and New Malden overground station is approximately 0.5 miles away. Local amenities include a Nando's, PureGym, The Watchman public house and various other traders.

DESCRIPTION: - The subject property comprises a purpose-built office building with off street parking occupying a back land position. The property is currently arranged over lower ground, ground and first floor. The ground floor is currently partitioned as an entrance lobby, open office area and a director's office. At first floor level, there is a main office area, kitchenette and mezzanine storage. At lower ground, there are currently two rooms that are full height. There is lift access to all floors. Further benefits include air conditioning (not tested) and a video entry-phone system. We are advised that there are 8 off street parking spaces to be used solely between the hours of 8am-6pm.

ACCOMMODATION: -

Lower Ground Floor

Room 1: 83.1m² (895ft²) approx.
Room 2: 14.1m² (151ft²) approx.

Ground Floor

Gross floor area 94.92.31m² (1021ft²) approx.

First Floor

Gross floor area 83.31m² (897ft²) approx.
Staff kitchen 7.25m² (78ft²) approx.
Mezzanine storage

TENURE: - The property is to be offered by way of a new full repairing and insuring lease, the length of which is to be negotiated.

RENT: - A rent of £70,000 (seventy thousand pounds) per annum exclusive.

USE/PLANNING: - We understand the property currently falls within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order. **Interested parties should make enquiries of the Local Authority in respect of their intended use prior to offer.**

BUSINESS RATES: - The property has a rateable value of £68,500. Interested parties should make enquiries of the local authority with regards to the rates payable.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 26 within band B.

VAT: - We understand that the premises is elected to VAT, therefore, VAT will be chargeable on all outgoing.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are given notice that:
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Date: 17/10/2025



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