

APSLEY HOUSE, APSLEY ROAD, NEW MALDEN KT3 3NJ



RENTAL INCENTIVES  
AVAILABLE

FOR SALE/  
TO LET



REFURBISHED OFFICES WITH GOOD PARKING

1,765 sq ft (164 sq m) approx

## LOCATION

Apsley House occupies an accessible location just off Wellington Crescent, giving access onto the Kingston Road (A2403). The property is located within 1 mile (1.6km) of New Malden Town Centre, the A3 (Kingston Bypass), which provides good access to Central London, the M25 and the main motorway networks.

For a map of this location please visit [www.multimap.com](http://www.multimap.com)  
and insert KT3 3NJ

## DESCRIPTION

The premises comprise a self contained, open plan office suite situated on the top floor of this three storey office building. The suite benefits from its own kitchenette, WC and excellent natural light.

Up to six car spaces are available in the car park immediately to the front of the building.

## ACCOMMODATION

The unit comprises the following approximate floor areas:

UNIT (FLOOR)	SQ FT	SQ M	CAR PARKING	RENT	PRICE
6 (2nd Floor)	1,765	164	6	£24,750 pa	£310,000

## AMENITIES

- ◆ Suspended ceilings
- ◆ Category II lighting
- ◆ Three compartment perimeter trunking
- ◆ Kitchenette
- ◆ uPVC double glazed windows
- ◆ Entry phone
- ◆ WC
- ◆ On site parking

## TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed. Alternatively our client would consider a sale of the long leasehold interest.

## RENT

£24,750 per annum exclusive, subject to contract. Rental incentives are available. Please contact the agent for further details.

## PRICE

£310,000 exclusive and subject to contract.

## VAT

The property is elected for VAT and therefore will be payable on the price and rent quoted above.

## RATES PAYABLE

Rateable value £12,750  
Rates payable (17/18) £5,941.50

We strongly recommend you make your own enquiries with the Kingston upon Thames Borough Council.

## EPC

Rating: D(85)

For further information or to arrange an inspection please contact:

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