



SITUATED JUST OFF THE A3 AT NEW MALDEN MODERN OFFICE AND STORES PREMISES TO LET



Unit 4B, Shannon Commercial Centre, Beverley Way, New Malden, Surrey KT3 4PT

Type

A ground floor modern open plan office with rear secure storage rooms and two allocated car parking spaces.

Rent

£19,000 per annum exclusive.

Lease

A new full repairing and insuring Lease for a term of three years and upwards.

Area

Office – 525 square feet
Rear Storerooms – 515 square feet
Total Area – 1,040 square feet (96.6 square metres)

Business Rates

Nil business rates payable.

Legal Costs

The incoming Tenants to pay all legal costs.

Further Details/Viewings

Please contact Wallakers Commercial on 020 8399 5381

smullaney@wallakerscommercial.com

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

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LOCATION:	The premises are situated on the established Shannon Commercial Centre just to the rear of the Wyvern Industrial Estate fronting Beverley Way and at the corner junction of the A3 in New Malden. There is easy access to the M25 motorway network which is within 10 minutes' drive of this location.
DESCRIPTION:	<p>A ground floor modern open plan office with connecting rear secure storage room facility.</p> <p>The available space comprises the following areas:</p> <p>Open Plan Office – 525 square feet (48.7 square metres) Rear Storerooms – 515 square feet (47.9 square metres) Total Area – 1,040 square feet (96.6 square metres)</p> <p>Features include:</p> <ul style="list-style-type: none">* Modern suspended ceilings with diffused lighting fittings;* Laminate floor coverings to office area;* Wall mounted air conditioning units to office space;* Small kitchenette/tea making facility;* Ladies and Gents washroom facilities;* Security alarm system (contract line);* Door entry phone system;* Two car parking spaces.
PLANNING:	The premises falls under the new Planning Use Class 'E' which includes offices and light workshop uses.
BUSINESS RATES:	Nil business rates payable subject to eligibility for Small Business Rates Relief.
LEASE TERMS:	The premises are offered on a brand new full repairing and insuring Lease for a term of three years and upwards.
RENT:	£19,000 per annum exclusive.
SERVICE CHARGE:	£2,000 plus VAT per annum.
BUILDINGS INSURANCE:	33.33% towards the annual buildings insurance. Currently £1,267.92 equating to a contribution of £425.97 per annum
EPC:	Energy Performance Asset Rating – E 110
LEGAL COSTS:	The incoming Tenants to be liable for all the legal costs relating to this matter.
FURTHER DETAILS/VIEWING:	Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: smullaney@wallakerscommercial.com

