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THE HEALTH HUB | CAN



TO LET

MEDICAL/OFFICE – 1,843 SQ FT (171.21 SQ M)

157 High Street, New Malden, Surrey, KT3 4BH

DESCRIPTION

The premises comprise the first floor of a part three storey building. The first floor provides good quality medical or office suites and a kitchenette.

As this is a subletting, if a user is not of medical use but instead a traditional office occupier, landlord consent to proceed will be required.

LOCATION

The property is located on New Malden High Street. New Malden Railway Station is approximately 0.3 miles away.

Access to the A3 is in the opposite direction. Providing fast access into and out of London, the nearest junction with the A3 is approximately 0.4 miles away.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
1st Floor	1,843	171.21

AMENITIES

- Good quality medical/office suites
- Close to New Malden Railway Station
- High Street Amenities
- Close to the A3

RENT

£45,000 per annum.

RATES

First Floor rateable value of £2,783 (2023).

VAT

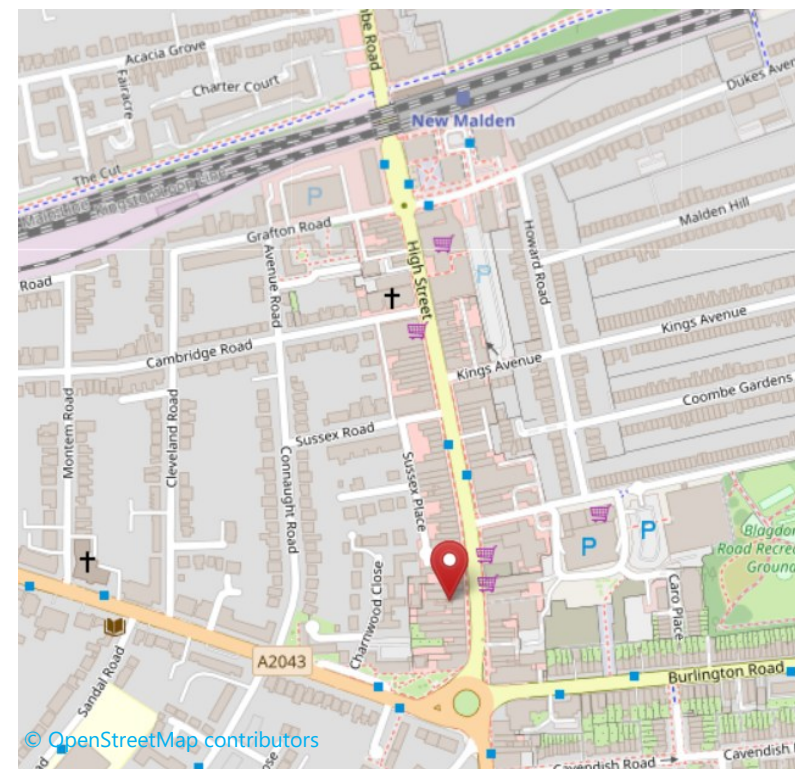
VAT will not be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



VIEWINGS –

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