

USP.

Sterling Place
Burlington Road
London KT3 4NE

**Commercial Units To Let/For
Sale**

637 - 1,311 SQ FT

Available Now

usp.london
020 3757 7777





Description

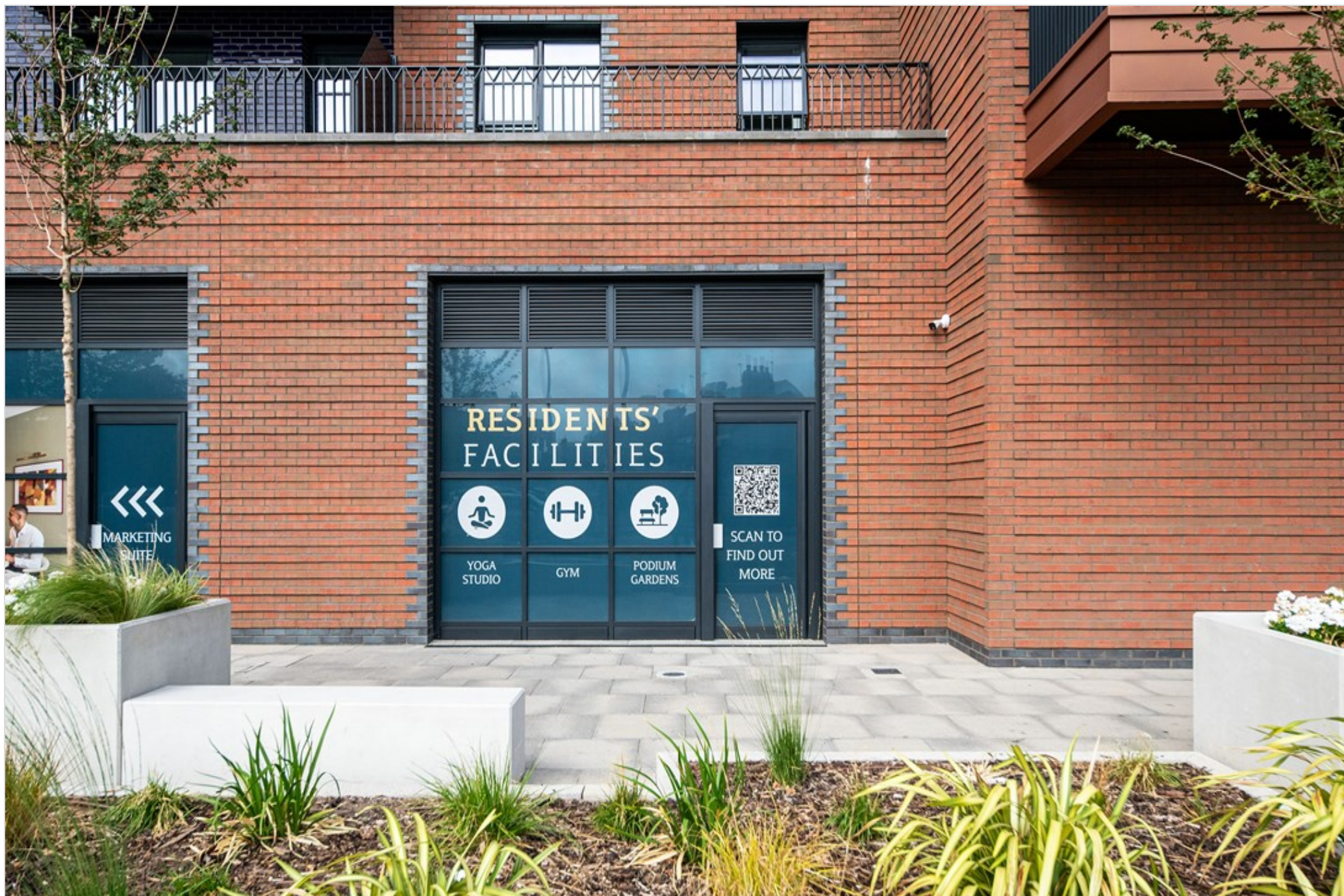
New build commercial units available in Barratt London scheme

Sterling Place presents a rare opportunity to secure brand-new commercial accommodation within a landmark residential-led development by Barratt London in the heart of New Malden. The available units will be delivered in shell & core condition, providing occupiers, investors and owner-operators with the flexibility to create bespoke retail, café, restaurant, leisure, medical or community-focused spaces tailored to their individual requirements.

Designed with prominent glazed frontages and excellent visibility, the units will form an integral part of a thriving new neighbourhood, benefitting from a captive residential population together with strong passing trade from the surrounding area. The scheme provides a unique opportunity to establish a presence within a high-quality mixed-use development in a well-connected and affluent South West London location.



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London, KT3 4NE



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Accommodation

Floor	Availability	Area (sq ft)	Price
Unit 1	Available	1,311	POA
Unit 2	Available	637	POA
Unit 3	Available	942	POA
Unit 4	Available	959	POA
Unit 5	Available	806	POA
Unit 6	Available	708	POA
TOTAL		5,363	

Amenities

New build	Suitable for various uses
Glazed frontage	Various sizes available
Good prominence	Shell & core
Available now	Available to rent or purchase





Location

Sterling Place occupies a prominent position in New Malden, one of South West London's most established and affluent suburban centres. The area is renowned for its diverse community, strong local spending power and vibrant town centre environment, with a wide range of independent retailers, cafés, restaurants and national occupiers.

The development benefits from excellent connectivity, with Motspur Park Station providing regular rail services to London Waterloo in approximately 25 minutes, whilst the A3 offers convenient road access to Central London, Kingston upon Thames, Wimbledon and wider South West London. The surrounding catchment combines a substantial residential population with a strong daytime workforce, creating an attractive trading location for a variety of commercial occupiers.

Sterling Place will deliver a significant number of new homes alongside public realm improvements, helping to establish a vibrant destination and providing commercial operators with the opportunity to serve both existing and incoming residents from day one.

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Further Information

A new lease(s) is available direct from the landlord.

Rent/Price

POA / POA

Service Charge

A copy of the service charge will be available upon request.

Rates

Please rely on your own investigations.

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

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