

Our ref: AGA/CI Tower

DATE AS POSTMARK

SUBJECT TO CONTRACT

Dear Sir/Madam

CI TOWER, COOMBE ROAD, NEW MALDEN, SURREY KT3 4HG

We have pleasure in enclosing herewith our marketing brochure for the high-quality air-conditioned office suites we have available in CI Tower which is prominently located immediately adjacent to New Malden main line rail station. Following the recent letting of part of the 3rd floor, we now have the following fully refurbished floors/suites available, as follows:

Floor	Area Sq Ft	Area Sq m	Car Parking Spaces	Rateable Value / Rates Payable (26/27)
11 th Mainly open plan	2,141	198.9	4	£54,500 / £26,160
10 th	2,417	224.5	4	To be advised
9 th Partitioned Floor	5,370	498.9	11	£112,000 / £61,152
8 th Open Plan	2,676	248.6	5	£63,500 / £30,480
8 th Partitioned Suite	2,675	248.5	5	£65,500 / £31,440
7 th Partitioned Floor	5,370	498.9	11	£118,960 / £57,100.80
6 th Partitioned Floor	5,370	498.9	11	£122,270 / £58,689.60
Total	26,019	2,417.2	51	-

Rent: £30 per square foot per annum plus VAT.

Some of the office suites have been refurbished to a good standard with new air conditioning and LED lighting and are being offered on new FR&I leases for terms by arrangement.

EPC rating: C (66)

If you require any further information, then please do not hesitate to contact Andy Armiger of Cattaneo Commercial on 020 8546 2166 or our joint agents Knight Frank or BNP Paribas.

Yours faithfully,

CATTANEO COMMERCIAL

Encl.

A vertical garden wall featuring a variety of plants. On the left, there are plants with rounded, patterned leaves. In the center, there are lush green ferns and heart-shaped leaves. On the right, there are plants with purple and white variegated leaves. At the bottom, there are bright red flowers with yellow centers, surrounded by small, reddish-brown ground cover plants.

CITOWER

CITOWER

St George's Square, New Malden, KT3 4HG

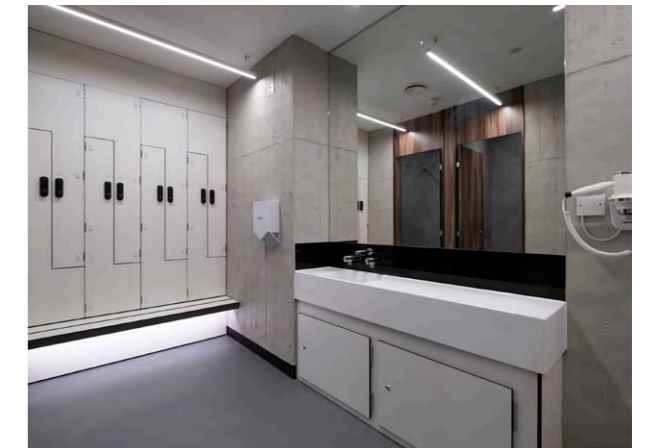
- A landmark office building
- Flexible offices from half floors of 2,141 sq ft
- Stunning headquarter style reception
- New changing rooms and shower facilities
- On-site café
- Excellent natural light with stunning views across London
- Adjacent to New Malden mainline railway station
- Good on-site car parking





Specification

- Stunning headquarter style reception
- New perimeter fan coil air-conditioning
- New ceilings
- New LED lighting with daylight dimming and presence control
- Three high-speed passenger lifts
- New on site café, Ember & Seed opened December 2022
- New meeting room for hire and break out area for shared use on the 4th floor
- Secure on-site car parking 1:490 sq ft
- 24-hour on-site security
- Underfloor trunking
- New male and female WCs on each floor
- New changing rooms and shower facilities
- Refurbished lift lobbies
- Basement storage to rent from 230 sq ft upwards



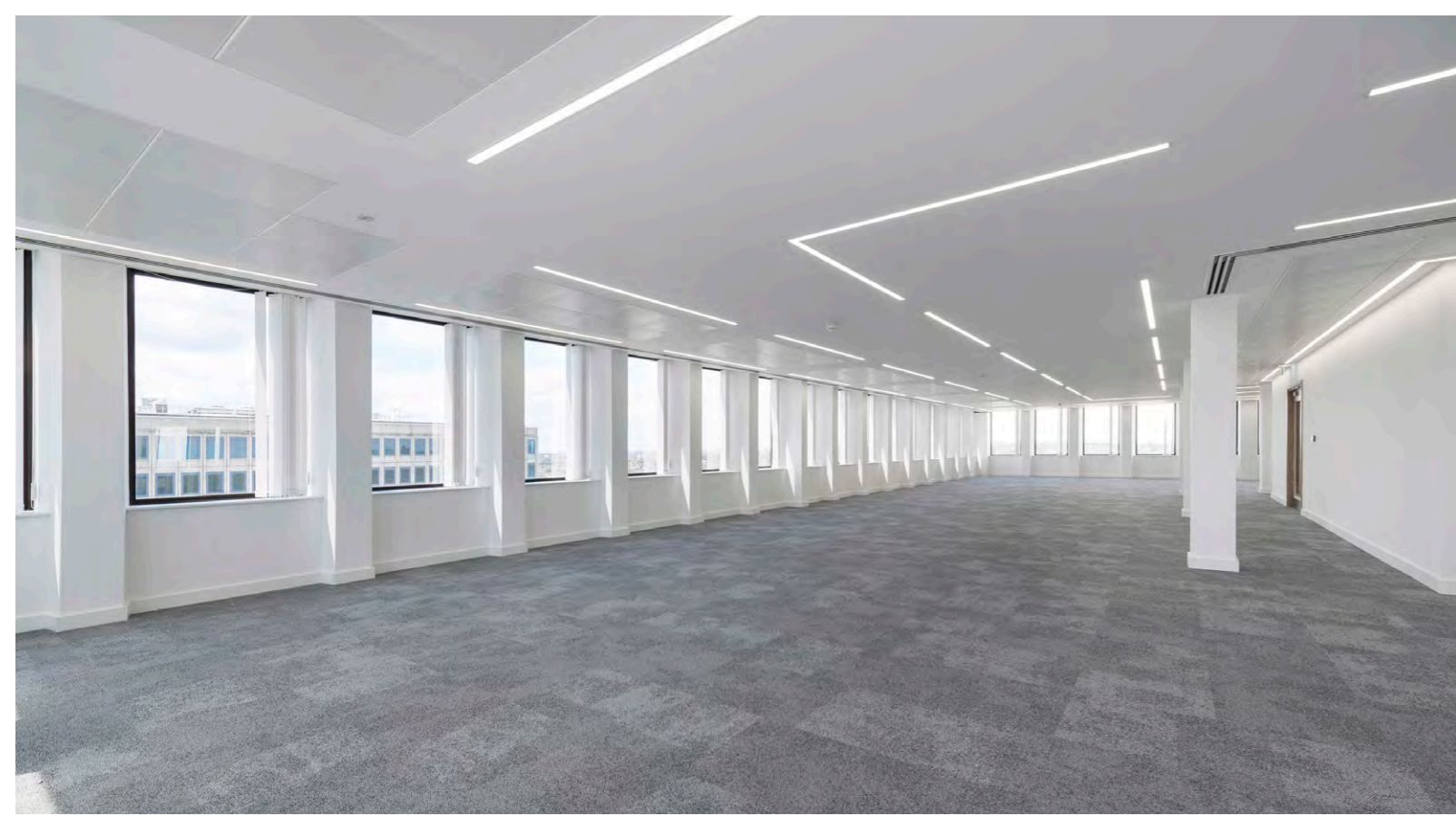
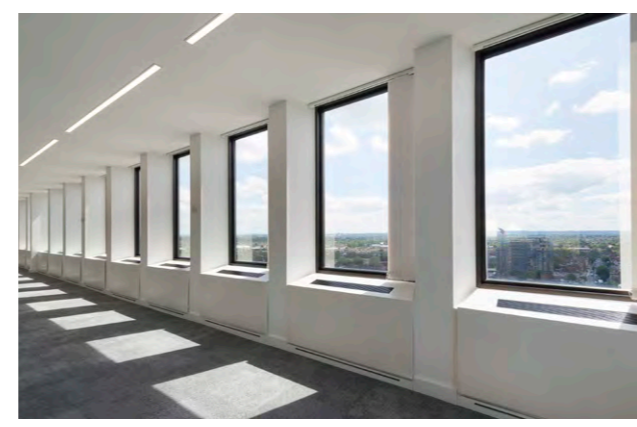
Floors with excellent natural light and stunning views across London



Flexible offices from half floors of 2,141 sq ft to whole floors of 5,370 sq ft.

Some furnished suites available by separate negotiation.

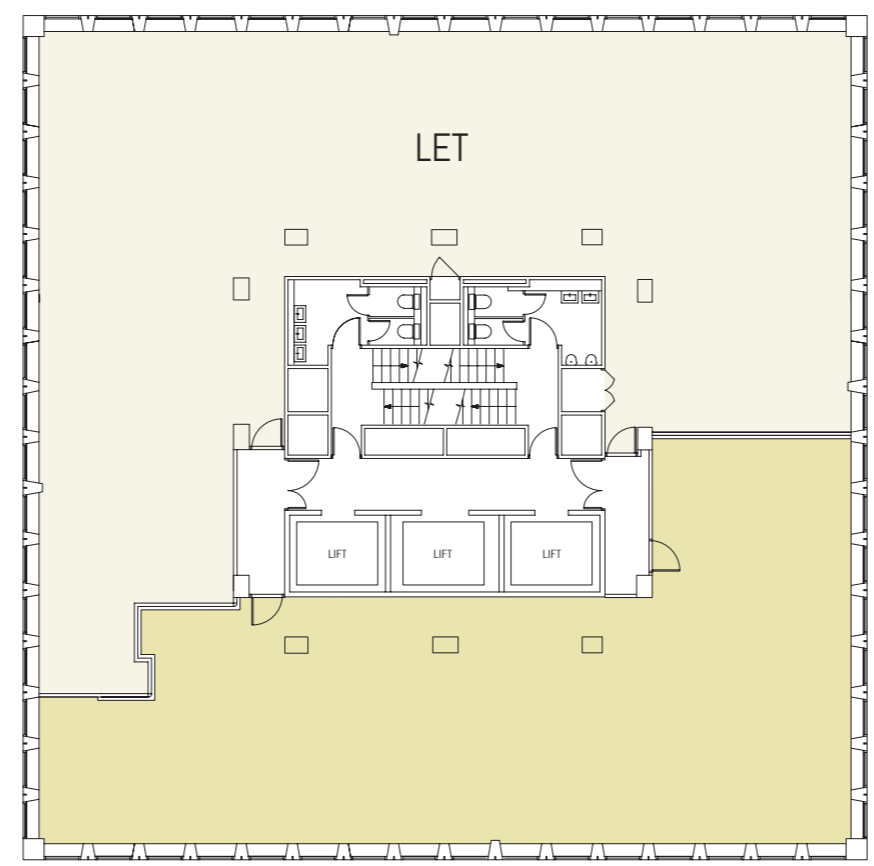
New communal meeting room facilities and break out area available to hire on the 4th floor.



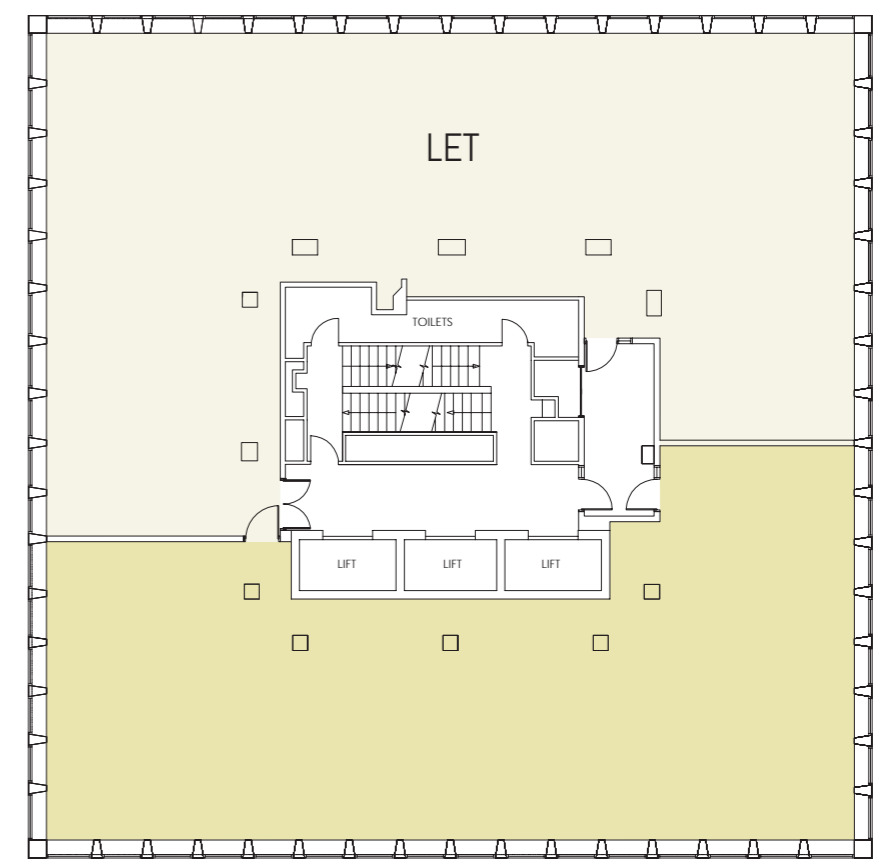
Availability

Floor	sq ft	sq m
Part 11th	2,141	199
Part 10th	2,417	225
9th	5,370	499
Part 8th	2,676	248
Part 8th	2,675	248
7th	5,370	499
6th	5,370	499
Total	26,019	2,417

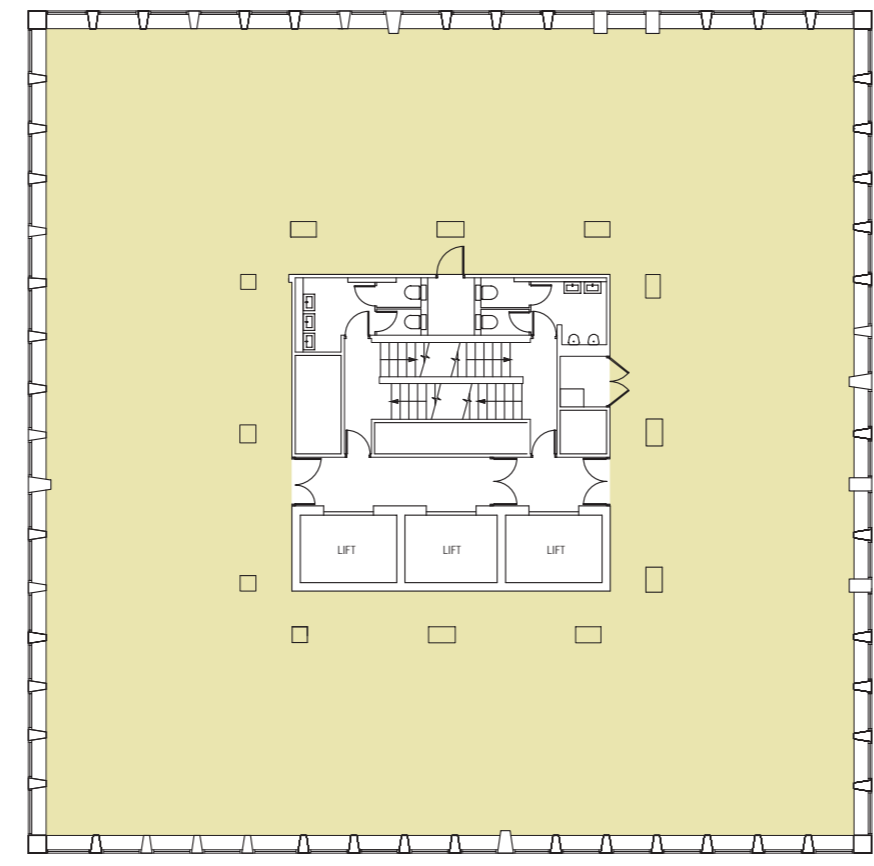
NB: Storage units are available in the basement ranging in size from 228 sq ft (21.2 sq m) to 2,236 sq ft (207.7 sq m).



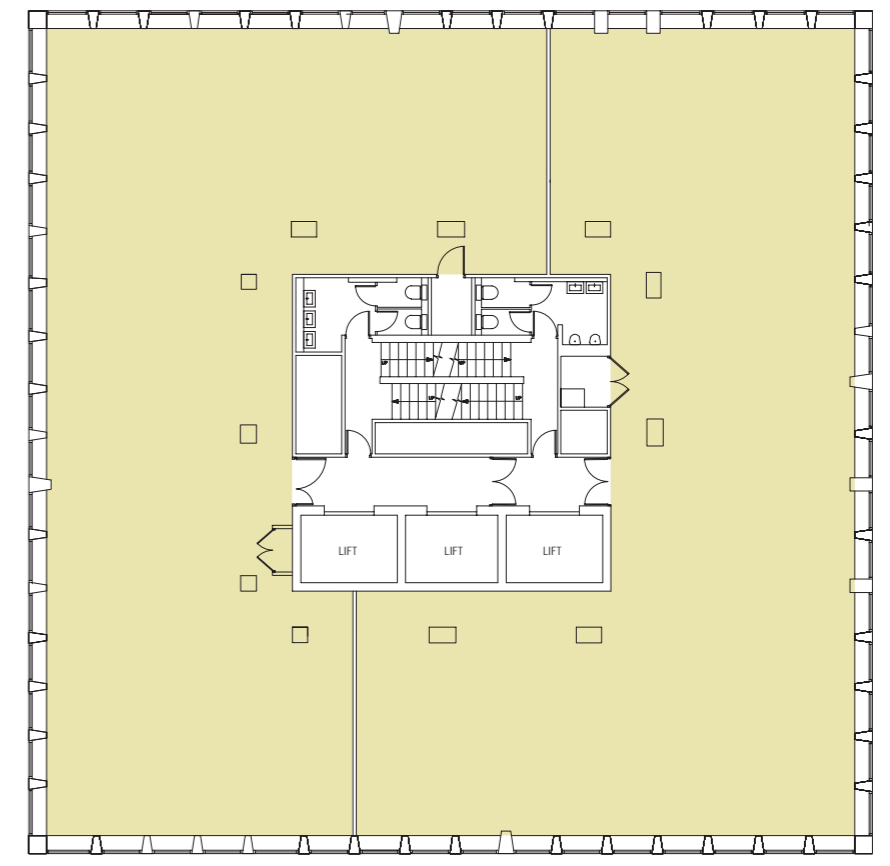
11th floor



10th floor



6th, 7th & 9th floors



8th floor

Well connected with easy access to Central London and the south east by road and rail

Location

CI Tower is conveniently situated adjacent to New Malden mainline railway station which provides excellent access to Central London and is in close proximity to a wide array of local amenities including shops, banks, cafés, bars and restaurants.



SAT NAV REF: KT3 4HG

Communications

By Road	Distance
A3	3/4 mile
M25 (J10)	12 miles
Central London	10 miles
Heathrow Airport	15 miles
Gatwick Airport	24 miles

By Rail	Travel time
Wimbledon	6 mins
Kingston	6 mins
Vauxhall	18 mins
Waterloo	26 mins
Victoria	29 mins

Owned and managed by:



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EPC

The building has an EPC rating of C66.



BREEAM

BREEAM In-use 'Very Good'.

Viewing

Strictly by appointment through the joint agents.

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