



# CLASS E UNIT TO LET IN NEW MALDEN

**109 MANOR DRIVE NORTH, NEW  
MALDEN, KINGSTON UPON THAMES,  
KT3 5PD**



## Location:

The subject property is located in a busy parade in Malden Manor located to the South of New Malden in Kingston Upon Thames. The A3 junction is located a few minutes away. Malden Manor Station (South Western Rail Services) is located opposite the property.

Nearby occupiers include Co-Operative Foods and a mixture of well established independent tenants.

## Accommodation:

The unit is arranged over the Ground Floor only and has the following approximate net internal areas:

**Ground Floor:** 650 sq. ft. (60.39 m<sup>2</sup>)  
**Rear Garden:** 484 sq. ft. (45 m<sup>2</sup>)

## Use:

The retail premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## Rent:

£20,000 per annum exclusive

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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## Location Map:

