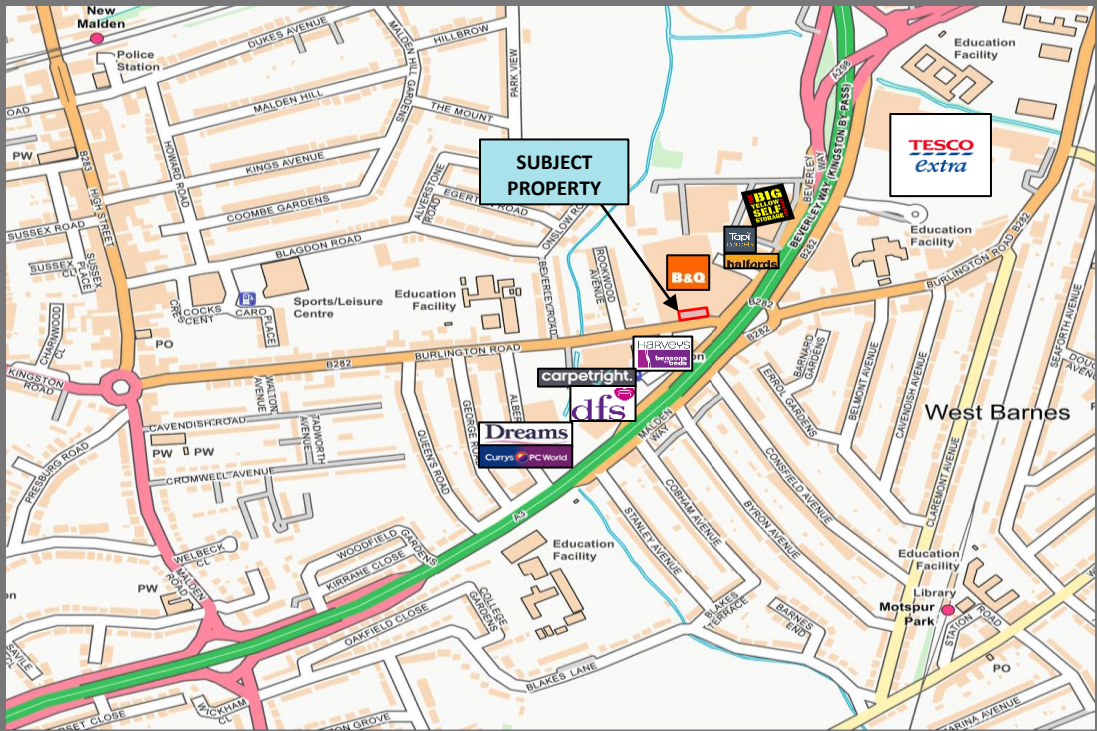


# TO LET

UNITS 2 & 3, 175 BURLINGTON ROAD  
NEW MALDEN | LONDON | KT3 4LU



- Prominent London Retail Showroom with associated car parking
- Established and accessible retail warehouse destination
- Up to 466 sq m (5,015 sq ft)
- A1, A2 and A3 planning consent



## LOCATION

New Malden is an affluent London suburb located approximately 12.3 miles south west of the City.

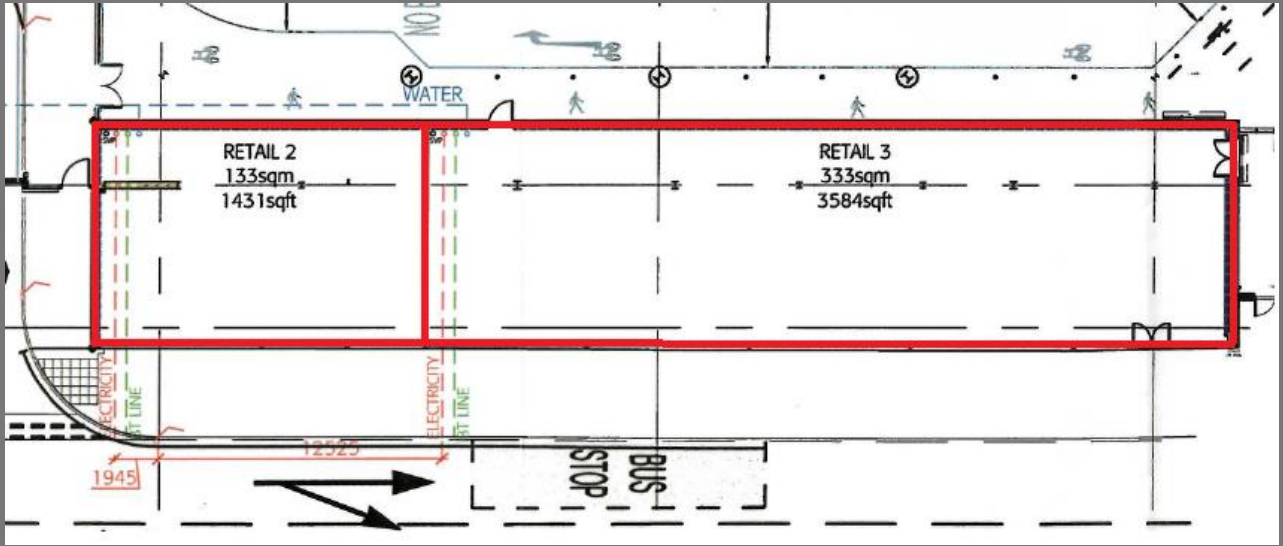
The subject property occupies an extremely prominent and accessible roadside position off Burlington Road, close to its junction with the A3 (via Malden Way/Beverley Way).

The scheme forms part of Shannon Corner, the principal retail warehousing destination in New Malden. Occupiers within the immediate vicinity include B&Q, Tesco Extra, Halfords, Harveys/Bensons and Currys PC World among others.

## DESCRIPTION

The property comprises a prominent retail showroom of a regular configuration with an extensive frontage onto Burlington Road. The unit is currently configured to provide two units, but could be amalgamated to form a single unit if required.

The unit/s benefits from shared use of the associated multi-storey car park which is accessed from both Burlington Road and Beverley Way.



### PLANNING

We understand that the current planning consent provides for the use of the premises within Classes A1, A2 and A3 of the Town & Country Planning (Use Classes) Order 1987. Alternative uses will be considered subject to planning.

Interested parties should make their own enquiries with Kingston Council.

### ACCOMMODATION

The property comprises the following approximate gross internal floor areas:

	Sq m	Sq ft
UNIT 2	133.0	1,431
UNIT 3	333.0	3,584
<b>TOTAL</b>	<b>466.0</b>	<b>5,015</b>

\*Interest sought for the whole or as individual units.

### TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

#### Misrepresentation Act

These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All plans and digital visualisations are published for convenience of identification only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.





#### ENERGY PERFORMANCE

An Energy Performance Certificate has been commissioned and will be made available to all interested parties.

#### RATING

We are advised that the Rateable Value for Unit 2 is £34,750 and Unit 3 is £91,500 . The UBR for 2019/20 is 50.4p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at: [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

#### VIEWING

Viewing to be undertaken strictly through prior arrangement with the joint selling agents, contact details below:

**JAMES CURSON**

**CURSON SOWERBY PARTNERS**

0207 199 2979

[james@cspretail.com](mailto:james@cspretail.com)

**JOSH TYLER**

**CURSON SOWERBY PARTNERS**

0207 199 2971

[josh@cspretail.com](mailto:josh@cspretail.com)

**NEIL GILBERT**

**GILBERT BATH**

020 7636 2494

[neil@gilbertbath.com](mailto:neil@gilbertbath.com)

