

A dense, vertical garden wall featuring a variety of plants. The composition includes green foliage, ferns, and clusters of red anthurums. The plants are arranged in a layered, textured manner, creating a lush, naturalistic appearance. The word "CITOWER" is centered horizontally across the middle of the image, enclosed in a white rectangular border.

CITOWER

CITOWER

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

- A landmark office building
- Flexible office suites from 1,314 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



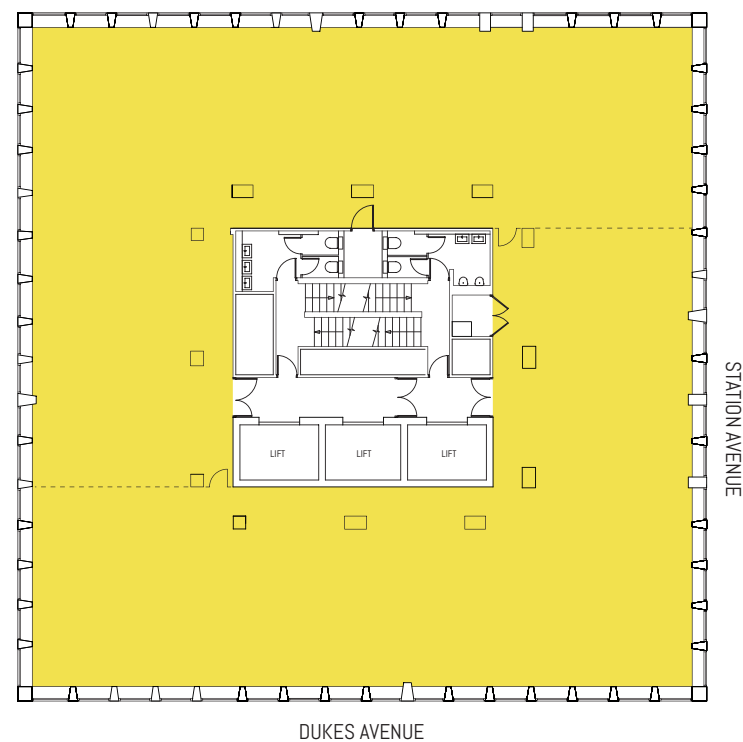
Floors with excellent natural light and stunning views across London

Flexible office suites from 1,314 sq ft, half floors of approx. 2,600 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.

Typical floor plan showing indicative split.



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).



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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citower.co.uk

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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