



Office to Let

13th & 14th Floor
Apex Tower
7 High St
New Malden
KT3 4DQ

Size
2,673 - 9,228 sq ft

Rent
£33.50 psf

Service Charge
£11.50 psf

- * Business lounge and meeting rooms
- * Fitted kitchen and breakout area
- * Impressive entrance and front desk
- * 4 x passenger lifts
- * Car parking (20+ demised spaces)
- * Bike storage
- * Air conditioning
- * Excellent Views Across London
- * EPC B

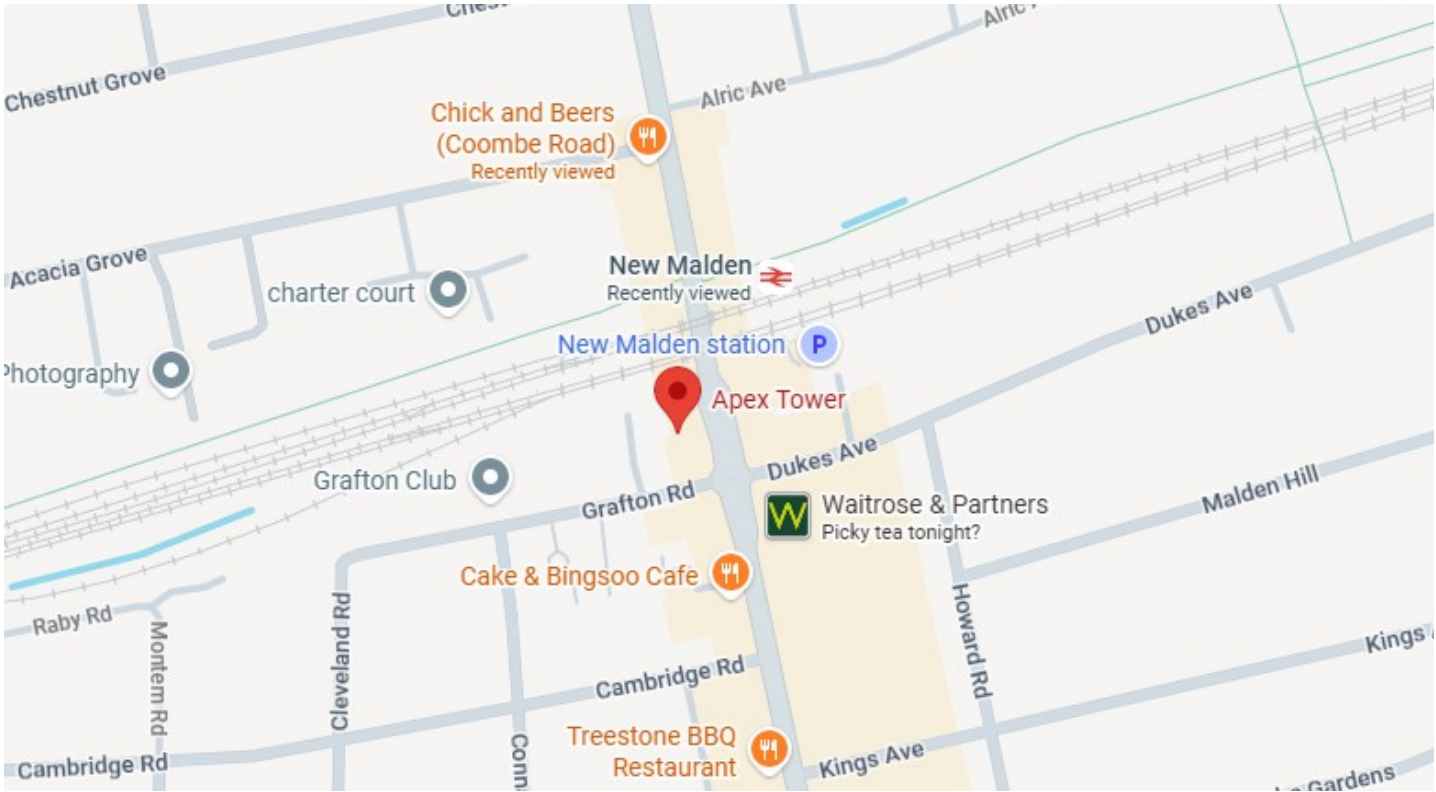
OFFICE TO LET

Location

Apex Tower is prominently situated directly adjacent to New Malden mainline station, offering exceptional rail links into Central London alongside an abundance of local amenities.

The Local Area features a vibrant mix of shops, cafés, restaurants, gyms, and a flagship Waitrose on the doorstep.

Road Links access via the nearby A3 dual carriageway, providing swift connections to Central London, the South West suburbs, and the M25 (J10).



Costings

Floor	Size (sq ft / sqm)	Rent (psf)	Service Charge (psf)	Business Rates Payable (psf)	Total (psf)
13th	6,555 / 609	£33.60	£11.50	£11.20	£56.30
14th	2,673 / 248.3	£33.41	£11.50	£11.20	£56.11

Lease Terms

Available by way of an assignment expiring October 2033. The assignee will benefit from a break clause in September 2028. If the break is not activated, then a rent free period of 6 months will be granted to the assignee. Alternatively, a new lease may be available from the landlord.

Description

The building features a high-quality, reception upon entering.

Each floor has 360 views of London and is equipped with a modern air conditioning, raised floors, LED lighting, high-speed fibre connectivity.

Tenants benefit from excellent amenities, all fully covered by the service charge. The 15th floor features a communal business lounge with bookable meeting rooms. On the ground floor, occupants have access to showers, drying rooms, and lockers. There is also a dedicated multi-storey car park to the rear of the building which provides secure bike storage and exclusive parking for Apex Tower residents.

Key Features & Amenities:

- Ground floor reception
- 4 x 13 person passenger lifts
- Communal business lounge and meeting rooms (included with service charge)
- Secure bike storage
- Air conditioning
- Raised flooring
- EPC B
- Lockers
- Shower facilities
- Kitchen and breakout area
- Excellent views
- Car parking (1:465 sq ft)
- Drying rooms
- BREEAM "Very Good"
- CAT A



Communal Lounge



13th Floor



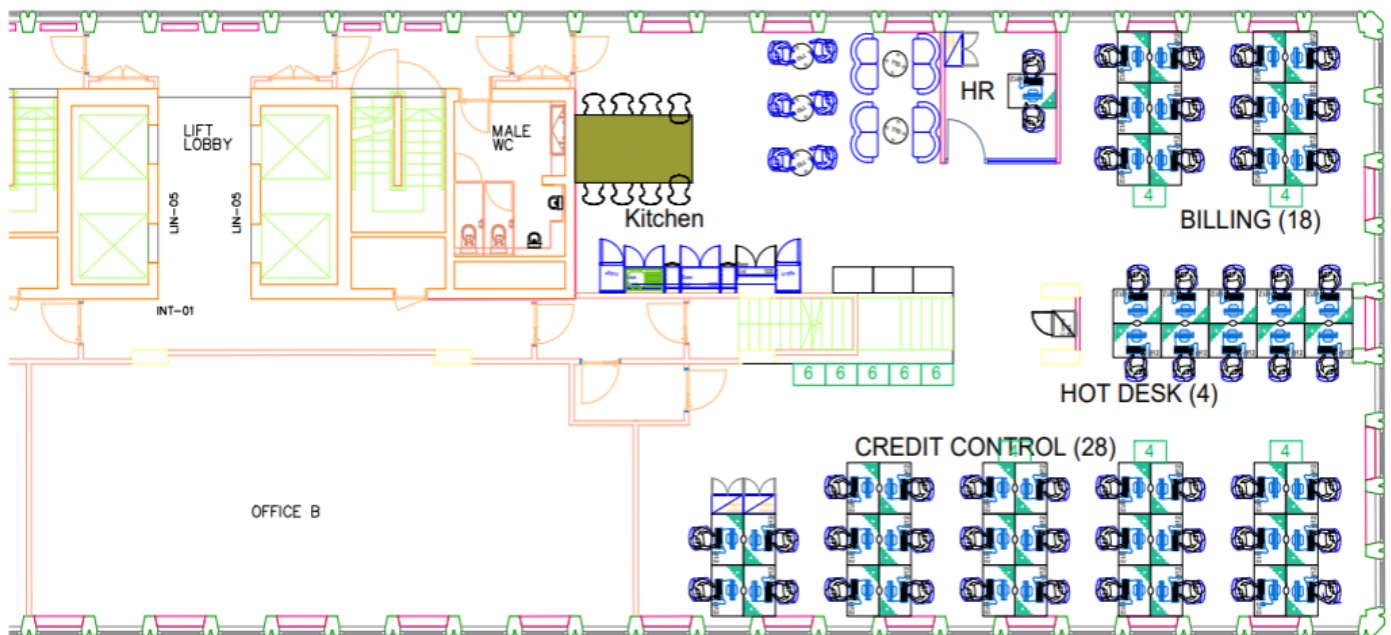
14th Floor



Ground Floor Lobby and Reception



Floor Plan - Part 14th Floor



Floor Plan - 13th Floor

