

**REFURBISHED OFFICES TO LET**



**DESCRIPTION**

Refurbished flexible serviced offices with brand new air-conditioning & heating, free Wi-Fi, on site receptionist, kitchen facilities, private toilets, free parking, CCTV, meeting rooms adjacent to the finest golf range in London.

The minimum contract length is 3 months. The offices are accessible from 6am until 10 pm.

**ACCOMMODATION**

Total: 137 – 1,427 sq ft

**LOCATION**

The offices are located at Shannon Court, the junction of the A3 and the B282. This provides very quick access by car to Central London, Wimbledon and Kingston. The A3 also offers a direct road link to Junction 10 and the M25 and the main motorway networks for both Gatwick and Heathrow Airports.

The closest rail links are New Malden and Raynes Park, both a 10-minute walk from the offices with regular trains to London Waterloo every 3-4 minutes.

Tenants are subject to discounts at both Costa located on site and the Golf range.

World of Golf, Beverley Way  
New Malden, Surrey, KT3 4PH

**LEWIS  
&CO**



#### TERMS

Flexible terms available.

#### EPC

On application.

#### RENT

On application.

#### VAT

TBC.

#### RATES

Interested parties are advised to make their own enquiries with the local authority.

#### SERVICE CHARGE

On application.

#### VIEWING

Viewing strictly by prior appointment with the sole agent:

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