

A vertical garden wall featuring a variety of plants. On the left, there are plants with rounded, green leaves and prominent veins. In the center, there are lush green ferns and heart-shaped green leaves. On the right, there are plants with variegated leaves in shades of purple, pink, and white. At the bottom, there are several bright red anthurum flowers with yellow centers. The entire wall is densely packed with vegetation.

CITOWER

# CITOWER

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

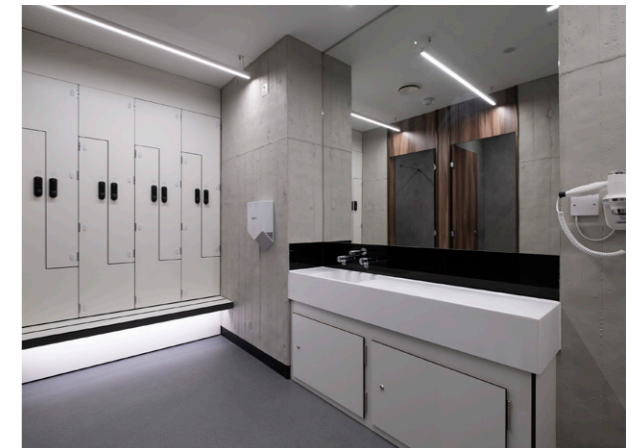
- A landmark office building
- Flexible offices from half floors of 2,141 sq ft
- Stunning headquarter style reception
- New changing rooms and shower facilities
- On-site café
- Excellent natural light with stunning views across London
- Adjacent to New Malden mainline railway station
- Good on-site 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 offices from half floors of 2,141 sq ft to whole floors of 5,370 sq ft.

Some furnished suites available by separate negotiation.

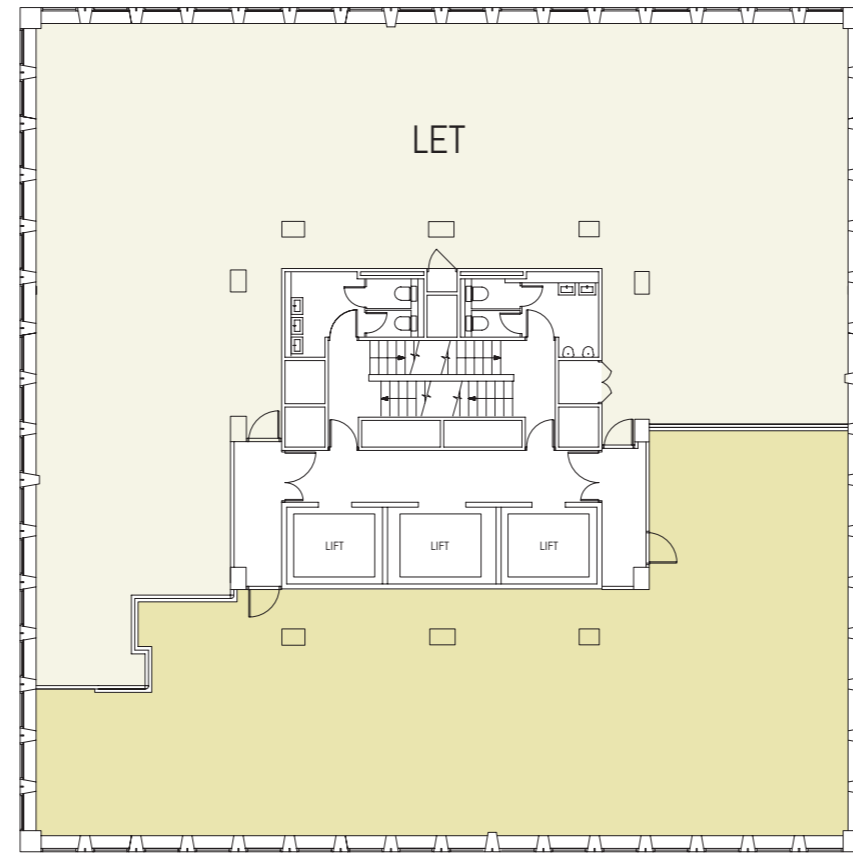
New communal meeting room facilities and break out area available to hire on the 4th floor.



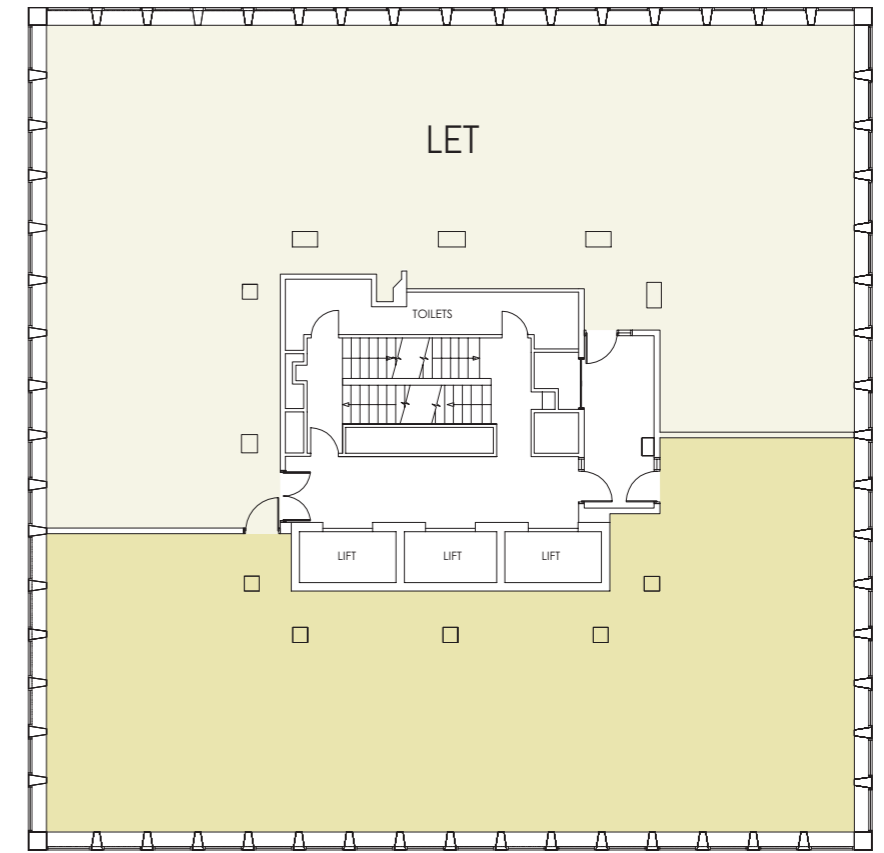
### Availability

Floor	sq ft	sq m
Part 11th	2,141	199
Part 10th	2,417	225
9th	5,370	499
Part 8th	2,676	248
Part 8th	2,675	248
7th	5,370	499
6th	5,370	499
<b>Total</b>	<b>26,019</b>	<b>2,417</b>

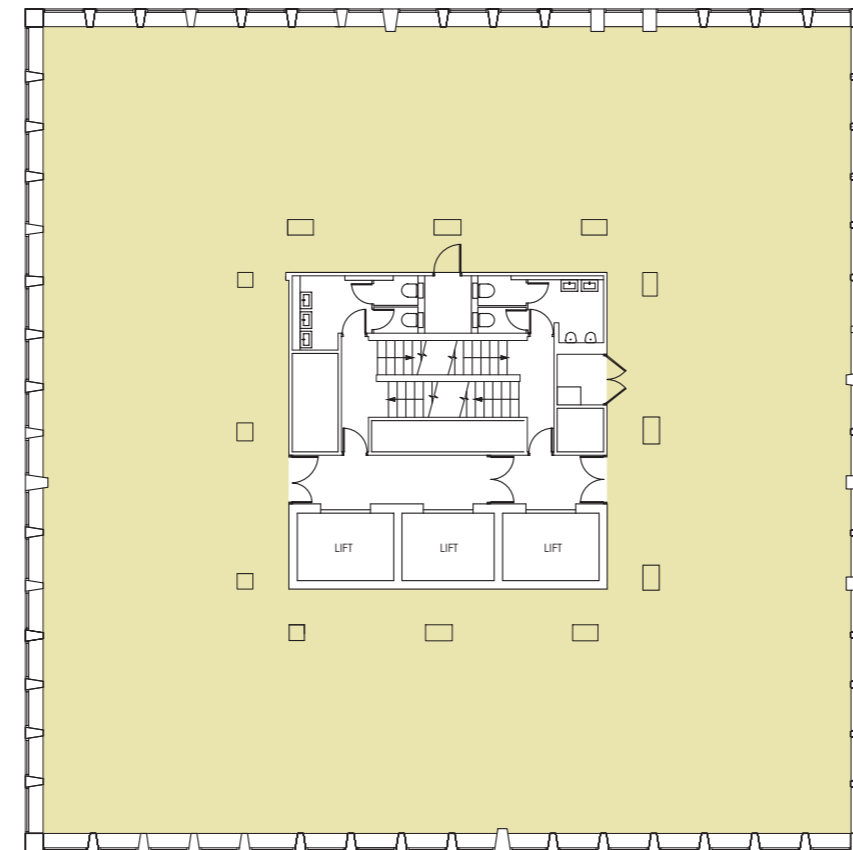
NB: Storage units are available in the basement ranging in size from 228 sq ft (21.2 sq m) to 2,236 sq ft (207.7 sq m).



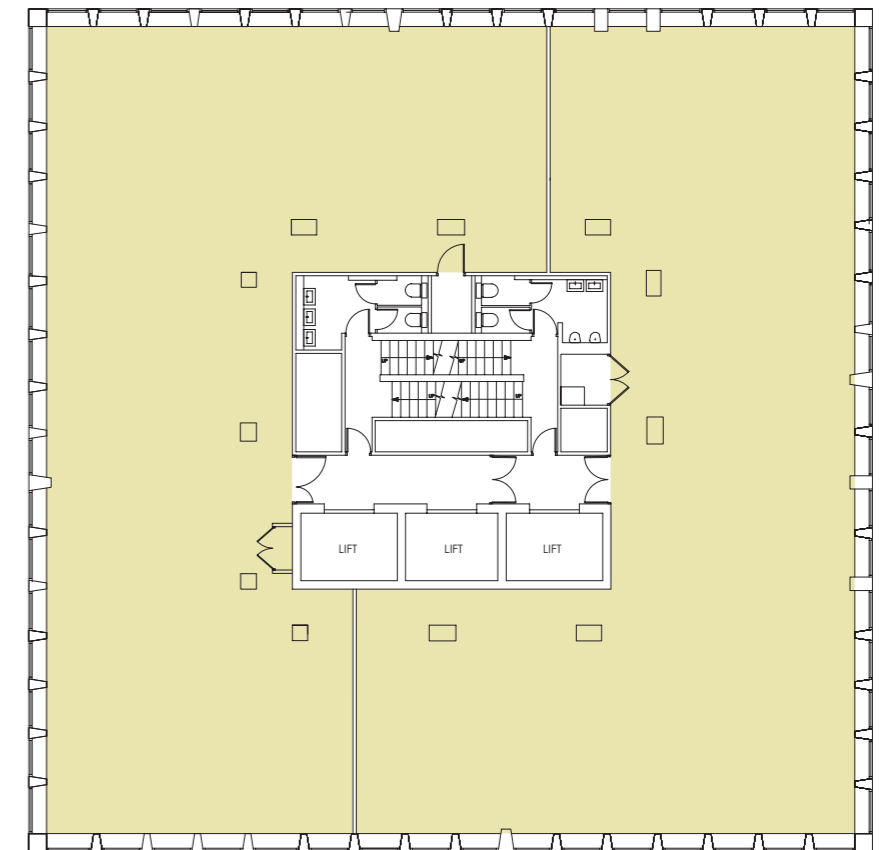
11th floor



10th floor



6th, 7th & 9th floors



8th floor

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](http://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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