



264 BURLINGTON ROAD

NEW MALDEN, KT3 4NN

CLASS E - TO LET

10,433 SQ FT



264 BURLINGTON ROAD LEWIS & CO

NEW MALDEN, KT3 4NN

DESCRIPTION

A rare opportunity to rent a substantial, self-contained Class E commercial property extending to approximately 10,433 sq ft, arranged over ground and first floors. It provides flexible accommodation, including office, storage, together with kitchen and WC facilities and 12 on-site car parking spaces.

It would suit a range of occupiers, including showroom, office, medical, wellness and other Class E uses, subject to the necessary consents.

LOCATION

Situated in a prominent position on Burlington Road, New Malden, close to the A3. The surrounding area benefits from a mix of established residential neighbourhoods, commercial occupiers including Tesco Extra.

Of particular note is Sterling Place, Barratt London's major residential development 150m away, which will deliver 456 new homes. Completing now and into 2027.

The property benefits from excellent road connections, with the A3 providing direct access into Central London and towards the M25. Motspur Park and Raynes Park railway station are within easy walking distance.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled July 2026.

SPECIFICATION

- Well connected location
- Flexible accommodation
- Class E
- Car parking
- 456 new homes nearby
- Excellent FTC heights 2.8m+

FLOOR AREAS

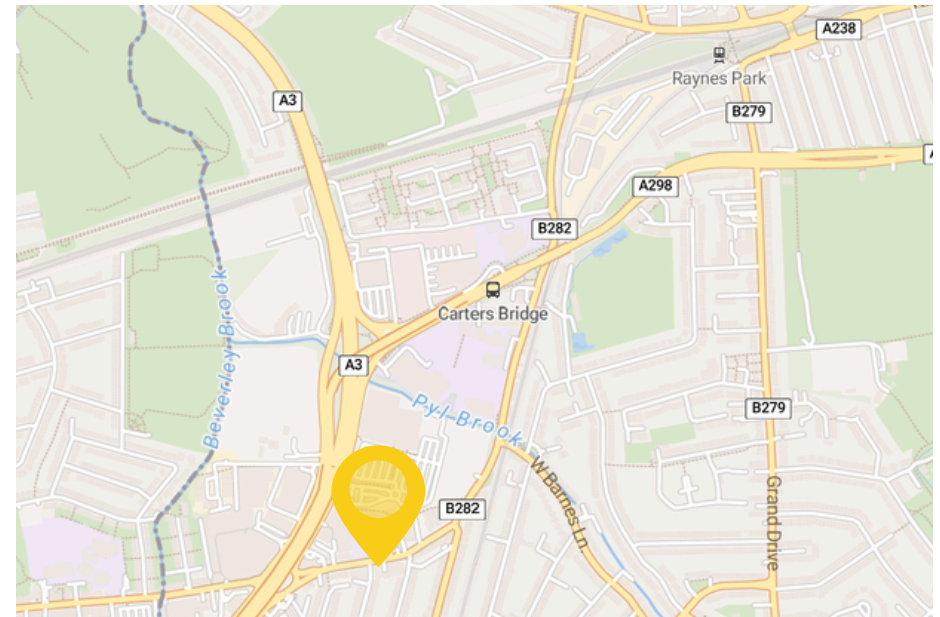
Floor	sq ft	sq m
Ground	6,361	591
First	4,072	378
Total	10,433	969

TERMS

A new lease, terms to be agreed.

PRICING

£200,000
PER ANNUM EXCLUSIVE



RATES

Rateable Value (1st April 2026):

£153,000

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

SERVICE CHARGE

TBC

VAT

The property is not elected for VAT.

EPC

35-B

VIEWING

Strictly by appointment through the sole agents.

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