

# MODERN BUSINESS UNITS

Providing offices, hi tech workshop and storage space  
With on-site car parking

# TO LET

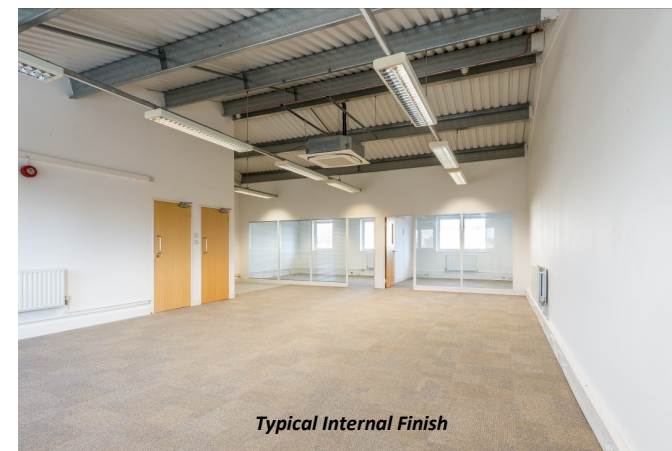
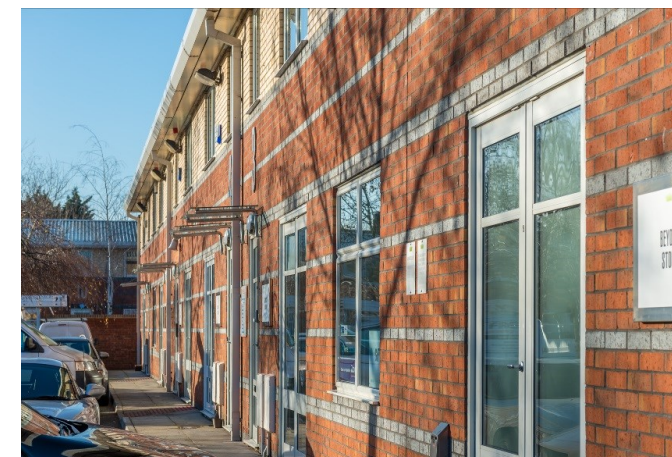
UNITS FROM 1,337 SQ FT (124.2 SQ M approx)



**KINGSMILL BUSINESS PARK, CHAPEL MILL ROAD,  
KINGSTON UPON THAMES, SURREY KT1 3GZ**



| ACCOMMODATION         |                  | SQ FT         | SQ M           | Rateable Value | Rates Payable (2025/26)* | Parking  | Status      |
|-----------------------|------------------|---------------|----------------|----------------|--------------------------|----------|-------------|
| Unit 2                | Ground           | 775           | 72.0           | £25,750        | £12,849.25               | 4 spaces | Under offer |
|                       | First            | 781           | 72.6           |                |                          |          |             |
|                       | <b>Total GIA</b> | <b>1,556</b>  | <b>144.6</b>   |                |                          |          |             |
| Unit 3                | Ground           | 1,060         | 98.5           | £16,000        | £7,984                   | 4 spaces | Under offer |
|                       | First            | 1,065         | 99.9           | £16,000        | £7,984                   | In total |             |
|                       | <b>Total GIA</b> | <b>2,125</b>  | <b>197.4</b>   |                |                          |          |             |
| Unit 6                | Ground           | 1,056         | 98.1           | £33,000        | £16,467                  | 4 spaces | LET         |
|                       | First            | 1,065         | 98.9           |                |                          |          |             |
|                       | <b>Total GIA</b> | <b>2,121</b>  | <b>197.0</b>   |                |                          |          |             |
| Unit 9                | Ground           | 663           | 61.6           | £19,000        | £9,481                   | 3 spaces | Available   |
|                       | First            | 674           | 62.6           |                |                          |          |             |
|                       | <b>Total GIA</b> | <b>1,337</b>  | <b>124.2</b>   |                |                          |          |             |
| Unit 10               | Ground           | 658           | 61.1           | £14,750        | £7,360.25                | 3 spaces | Available   |
|                       | First            | 668           | 62.0           |                |                          |          |             |
|                       | <b>Total GIA</b> | <b>1,326</b>  | <b>123.1</b>   |                |                          |          |             |
| Unit 17               | Ground           | 1,253         | 116.4          | £40,000        | £19,960                  | 6 spaces | Available   |
|                       | First            | 1,263         | 117.3          |                |                          |          |             |
|                       | <b>Total GIA</b> | <b>2,516</b>  | <b>233.7</b>   |                |                          |          |             |
| Unit 18               | Ground           | 1,144         | 106.3          | £35,750        | £17,839.25               | 6 spaces | Available   |
|                       | First            | 1,152         | 107.0          |                |                          |          |             |
|                       | <b>Total GIA</b> | <b>2,296</b>  | <b>213.3</b>   |                |                          |          |             |
| <b>Overall Totals</b> |                  | <b>13,277</b> | <b>1,233.3</b> |                |                          |          |             |



**LOCATION**

Kingsmill Business Park is located on Chapel Mill Road, just off Villiers Road to the south-east of Kingston town centre. It lies two miles from the A3 Kingston Bypass and ten miles from Junction 10 of the M25. Kingston, Surbiton, Norbiton and Berrylands railway stations are all approximately 1 mile away providing frequent services to London Waterloo (Journey time from Surbiton is approx. 16 minutes).

**DESCRIPTION**

The premises comprise a bright and airy mews development of two storey units with hi tech workshop or office space on the ground floor and open plan offices upstairs. All units have double loading swing doors, male and female toilets, kitchen station and on site parking.

*\*We strongly recommend you make your own enquiries with Kingston upon Thames Borough Council*

**AMENITIES**

- ◆ Comfort cooling
- ◆ Gas fired central heating
- ◆ Kitchenettes
- ◆ Double glazed windows and doors
- ◆ Ground floor loading
- ◆ On site parking
- ◆ Male & female WCs
- ◆ Eaves height ground floor 2.58 m (8'5")
- ◆ Secure gated estate



**TERMS**

The units are available to let on new full repairing and insuring leases for terms to be agreed. Please contact the agents for more details.

**VAT**

The property is elected for VAT and therefore will be payable on the rent.

**RENT**

On application

**EPCs**

- Unit 2: Rating C (55)
- Unit 3: Rating C (54)
- Unit 6: Rating C (51)
- Unit 9: Rating C (59)
- Unit 10: Rating C (61)
- Unit 17: Rating C (52)
- Unit 18: Rating C (52)



For further information or to arrange an inspection please contact:

**TIM WILKINSON**  
 tim@cattaneo-commercial.co.uk  
 020 8481 4745

**ANDY ARMIGER**  
 andy@cattaneo-commercial.co.uk  
 020 8481 4741

**Cattaneo Commercial Ltd**  
 19-23 High Street  
 Kingston upon Thames  
 Surrey KT1 1LL  
 www.cattaneo-commercial.co.uk



Particulars updated 07.05.24

**Consumer Protection from Unfair Trading Regulations 2008**

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.