

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 (2023/24)*	Parking	Status
Unit 1	Ground	2,066	191.9	£69,500	£35,584	9 spaces	Available
	First	2,091	194.3				
	Total GIA	4,157	386.2				
Unit 2	Ground	775	72.0	£25,750	£12,849.25	4 spaces	Available
	First	781	72.6				
	Total GIA	1,556	144.6				
Unit 3	Ground	1,060	98.5	£16,000	£7,984	4 spaces	August 2024
	First	1,065	99.9	£16,000	£7,984		
	Total GIA	2,125	197.4				
Unit 6	Ground	1,056	98.1	£33,000	£16,467	4 spaces	Available
	First	1,065	98.9				
	Total GIA	2,121	197.0				
Unit 9	Ground	663	61.6	£19,000	£9,481	3 spaces	Available
	First	674	62.6				
	Total GIA	1,337	124.2				
Unit 17	Ground	1,253	116.4	£40,000	£19,960	6 spaces	Available
	First	1,263	117.3				
	Total GIA	2,516	233.7				
Unit 18	Ground	1,144	106.3	£35,750	£17,839.25	6 spaces	Available
	First	1,152	107.0				
	Total GIA	2,296	213.3				
Overall Totals		16,108	1,496.4				

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

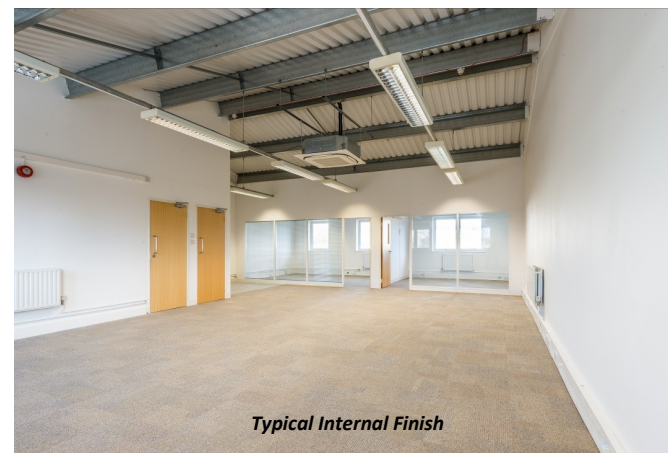
LOCATION

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).

For a map of this location visit www.google.co.uk/maps and enter KT1 3GZ

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.



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 1: Rating B (35)
- Unit 2: Rating C (55)
- Unit 3: Rating C (54)
- Unit 6: Rating C (51)
- Unit 9: Rating C (59)
- Unit 17: Rating C (52)
- Unit 18: Rating C (52)



For further information or to arrange an inspection please contact:

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