

FLEXIBLE WORKSPACE FOR ALL BUSINESSES

Kingsmill Business Park  
Chapel Mill Lane  
Kingston upon Thames  
Surrey KT1 3GZ



#### Facilities, services & features:

- Fast track flexible leasing
- Professional management team
- Low maintenance 2 storey construction
- Gas fired central heating to first floor
- Ground floor loading - 5.0kN/sqm;  
first floor - 4.0kN/sqm
- Double glazed aluminium framed  
windows and doors
- Ground floor 2.725 metre head room
- First floor 2.550 metre minimum  
head room
- On-site parking
- All main services including water, gas,  
electricity and telephone

## A new development of 20 two-storey business units

From 88 square metres (952 square feet) to  
386 square metres (4,159 square feet)

The ground floor is completed to a shell finish whilst the first floor is finished to an office standard with carpeting, gas fired central heating, double-glazing and Category 2 lighting.

Workspace Group is the largest provider of office, studio and small unit light industrial space to let in London and the South-East. With many years of experience, the Group has created working environments to suit the needs of small and medium sized enterprises.

The Group provides space for a wide range of businesses from IT to interior design, wine merchants to web masters and many others.





**Location**

Kingsmill Business Park is located on Chapel Mill Lane, off Villiers Road to the south-east of Kingston town centre.

Kingsmill Business Park is some two miles from the A3 Kingston Bypass and ten miles from Junction 10 of the M25 motorway. Kingston, Surbiton, Norbiton and Berrylands railway stations are all nearby, providing fast and frequent train services to London Waterloo with a journey time of about 16 minutes from Surbiton.



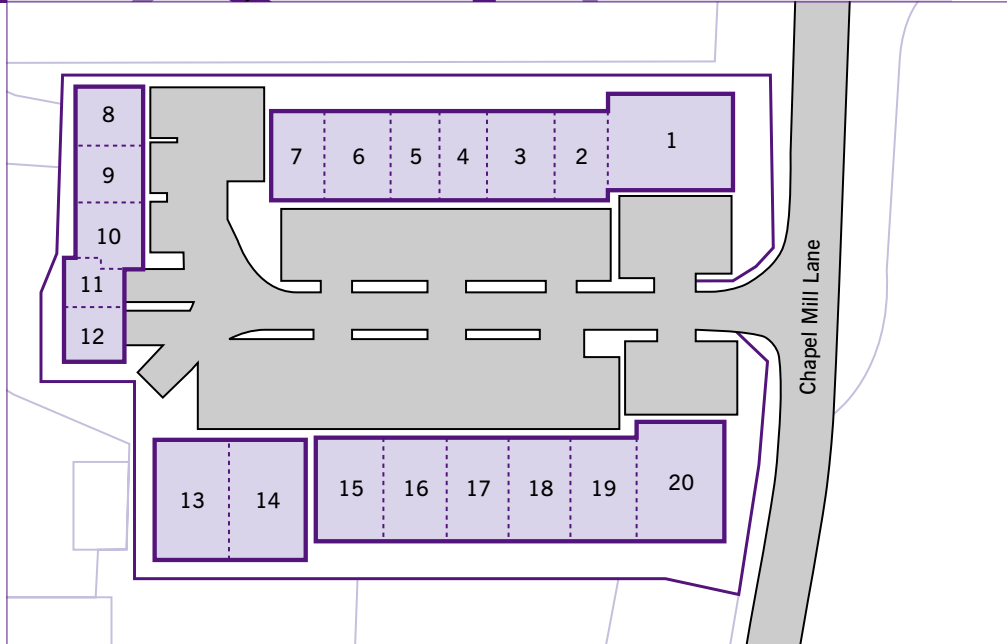
**Lease** Each unit is available on a flexible fully repairing and insuring lease.

**Rent** Upon application.

**Rates** To be assessed.

**Legal costs** The in-going tenant will be responsible for a charge of £150 plus VAT to cover administration costs and tenants' directory board.

**Viewing** By appointment through the sole agents, Martin Campbell.



Unit	sq ft	sq m	Unit	sq ft	sq m	Unit	sq ft	sq m
1	4,159	386	8	1,333	124	15	2,499	232
2	1,561	145	9	1,338	124	16	2,299	214
3	2,123	197	10	1,348	125	17	2,508	233
4	1,549	144	11	952	88	18	2,298	213
5	1,548	144	12	952	88	19	2,529	235
6	2,117	197	13	3,100	288	20	3,596	334
7	1,542	143	14	3,100	288			

*All areas are approximate*



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**Misrepresentation Act**

These particulars and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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