

# MODERN BUSINESS UNITS

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

# TO LET

UNITS FROM 1,326 SQ FT (124.2 SQ M approx)



*Typical First Floor Finish*



*Typical Ground Floor Finish*

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



ACCOMMODATION		SQ FT	SQ M	Rent	Rates (2026/27)*	Parking	Status
Unit 4	Ground	773	71.8	£36,472	RV—£31,500 RP—£13,608	4 spaces	Under offer
	First	779	72.4				
	<b>Total GIA</b>	<b>1,552</b>	<b>144.2</b>				
Unit 8	Ground	658	61.1	£31,161	RV—£27,750 RP—£11,988	3 spaces	Available
	First	668	62.1				
	<b>Total GIA</b>	<b>1,326</b>	<b>123.2</b>				
Unit 9	Ground	663	61.6	£31,419	RV—£27,750 RP—£11,988	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	£31,161	RV—£21,250 RP—£9,180	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	£59,126	RV—£55,000 RP—£26,400	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	£53,956	RV—£49,000 RP—£21,168	6 spaces	Under offer
	First	1,152	107.0				
	<b>Total GIA</b>	<b>2,296</b>	<b>213.3</b>				
Unit 20	Ground	1,792	166.5	£84,647	RV—£51,000 RP—£24,480	8 spaces	Available
	First	1,810	168.0				
	<b>Total GIA</b>	<b>3,602</b>	<b>334.7</b>				
<b>Overall Totals</b>		<b>13,955</b>	<b>1,296.4</b>				

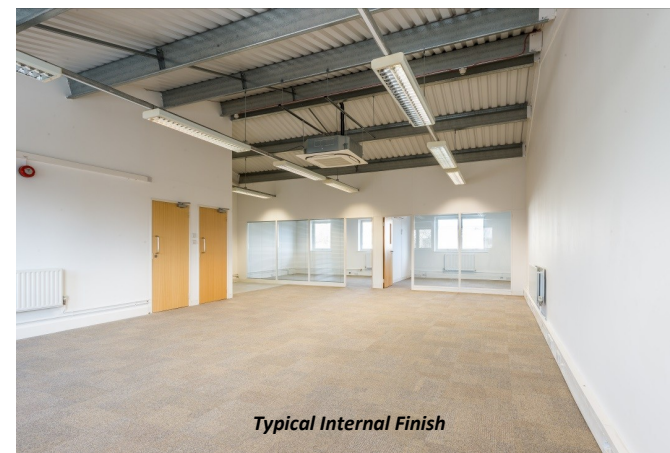
*\*We strongly recommend you make your own enquiries with Kingston upon Thames Borough Council*

**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).

**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.



*Typical Internal Finish*



**AMENITIES**

- ◆ Comfort cooling (to most units)
- ◆ 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 4: Rating C (54)
- Unit 8: Rating C (59)
- Unit 9: Rating C (59)
- Unit 10: Rating C (61)
- Unit 17: Rating C (52)
- Unit 18: Rating C (52)
- Unit 20: Rating C (61)



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 25.02.26

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