

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



020 8546 2166
www.cattaneo-commercial.co.uk

ACCOMMODATION		SQ FT	SQ M	Rent	Rates (2026/27)*	Parking	Status
Unit 8	Ground	658	61.1	£31,161	RV—£27,750 RP—£11,988	3 spaces	Available
	First	668	62.1				
	Total GIA	1,326	123.2				
Unit 9	Ground	663	61.6	£31,419	RV—£27,750 RP—£11,988	3 spaces	Available
	First	674	62.6				
	Total GIA	1,337	124.2				
Unit 10	Ground	658	61.1	£31,161	RV—£21,250 RP—£9,180	3 spaces	Available
	First	668	62.0				
	Total GIA	1,326	123.1				
Unit 17	Ground	1,253	116.4	£59,126	RV—£55,000 RP—£26,400	6 spaces	Available
	First	1,263	117.3				
	Total GIA	2,516	233.7				
Unit 18	Ground	1,144	106.3	£53,956	RV—£49,000 RP—£21,168	6 spaces	NOW LET
	First	1,152	107.0				
	Total GIA	2,296	213.3				
Unit 20	Ground	1,792	166.5	£84,647	RV—£51,000 RP—£24,480	8 spaces	Available
	First	1,810	168.0				
	Total GIA	3,602	334.7				
Overall Totals		12,403	1,152.2				

**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).

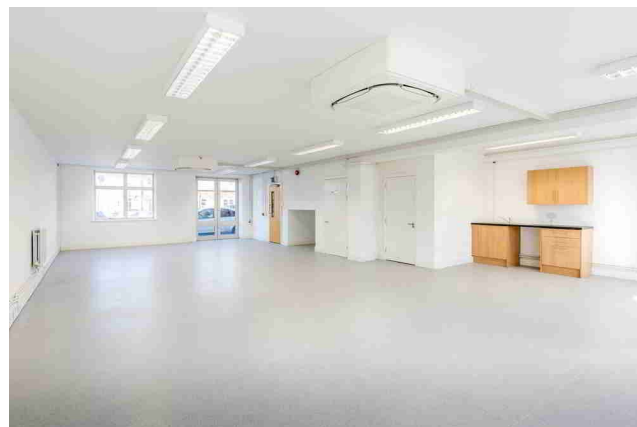
DESCRIPTION

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.



AMENITIES

- ◆ Comfort cooling (to most units)
- ◆ Gas fired central heating (to most units)
- ◆ Kitchenettes
- ◆ Double glazed windows and doors
- ◆ Ground floor loading
- ◆ On site parking
- ◆ Male & female WCs
- ◆ Ceiling 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 8: Rating C (59)
- Unit 9: Rating C (59)
- Unit 10: Rating C (61)
- Unit 17: 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 27.08.26

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.