

**UNIT 11, KINGSMILL BUSINESS PARK, CHAPEL MILL ROAD,
KINGSTON UPON THAMES, KT1 3GZ**



SUMMARY

- 949 sq ft (88.20 sq m)
- Modern two storey business unit with parking
- Fast track flexible leasing
- To Let
- Available
- Rent: £20,000 per annum exclusive, subject to contract

AMENITIES

- 2 On-site parking space
- Category 2 lighting
- Double glazed aluminium framed windows & doors
- Ground floor loading
- Heating and cooling system
- Low maintenance construction

Ref: 854E

020 8547 0850

Parc House, 25-37 Cowleaze Road,
Kingston upon Thames, KT2 6DZ

www.martincampbell.co.uk



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 motorway. Kingston, Surbiton, Norbiton and Berrylands railway stations are all approximately 700 metres away, providing fast and frequent train services to London Waterloo, with a journey time of about 16 minutes from Surbiton.

DESCRIPTION

Bright and airy two storey unit providing open plan accommodation at ground floor and first floor levels. Suitable for a wide variety of business uses including offices, production and storage. All units have double loading doors and on-site parking.

ACCOMMODATION

EPC Rating: C-53

FLOOR	SIZE
Ground floor	471 sq ft (43.77 sq m)
First floor	478 sq ft (44.42 sq m)
Total	949 sq ft (88 sq m)

LEASE

Available on a fast track three year lease contracted outside the security of tenure and compensation provisions (Sections 24-28 inclusive) of the Landlord and Tenant Act 1954, as amended.

RENT

£20,000 per annum exclusive, subject to contract

RATES

The premises are listed on the Valuation Office website (www.2010.voa.gov.uk) as Business Unit and Premises Rateable Value £9,500 payable at 48.4p in the £ (UBR 2016/2017). The rates payable for the year ending 31st March 2017 should be £4,598 per annum, subject to Small Business Rate Relief.

VAT

VAT is applicable

SERVICE CHARGE

The service charge for the year ending 31st March 2017 is £1,129.31 (£1.19 psf), plus VAT.

VIEWING

Viewing strictly by prior appointment with the agent:

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