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TO LET

PURPOSE BUILT OFFICE / INDUSTRIAL FACILITY WITH LARGE YARD / CAR PARK – 17,283 – 26,283 SQ FT (1,605.64 - 2,441.77 SQ M) WITHIN ITS OWN GROUNDS.
MAY SUIT ALTERNATIVE USES STP, MEDICAL, EDUCATIONAL, R&D

Millennia House, Kingswood Park, Bonsor Drive, Kingswood, Tadworth, Surrey, KT20 6AY

May Suit Alternative Uses STP – Medical, Educational, R&D

DESCRIPTION
The property is an attractive purpose built facility within its own grounds and comprising 2 storey offices at the front with brick elevations and pitched roof. To the rear is an industrial / warehouse with full mezzanine, there is a goods lift that serves all floors including the basement and a large yard / parking area to the side of the building with dock loading into the industrial space.

The mezzanine could be removed from the workshop area to provide clear space with 5m eaves.
The building provides flexible space and could be adapted to suit various uses and make the most of the attractive environment.

LOCATION
Millenia House is situated in an attractive, rural environment approached by a long drive and surrounded by open fields, with a small number of houses adjoining, providing an appealing working environment.
It is conveniently located just off the A217 within 3.5 miles of the M25 J8. Kingswood village is appx 800 m which has a pub, coffee shop and a number of small shops. The mainline station provides a direct service to London Bridge travel time 51mins.

ACCOMMODATION
The property has the following approximate floor areas on a gross internal basis:

	SQ FT	SQ M
Offices	9,000	836.1
Industrial/Warehouse	8,700	808.23
Mezzanine	8,583	797.36
Basement	1,615	150.03
TOTAL (excl. Basement)	**26,283**	**2,441.77**

RENT
On application.

AMENITIES
Offices:
- Cooling/heating
- Suspended ceilings
- Recessed lighting
- Male and female WCs
- Double glazed windows

Industrial:
- 2.8m underside of mezzanine 5.5m eaves.
- Dock loading
- Large yard / car park
- 3 phase power

TENURE
The property is available as a whole to let on a new full repairing and insuring lease direct from the landlord for a term to be agreed.

RATES
Rates From the valuation office web site the property has a rateable value of £265,000. (2026)

VAT
VAT will be chargeable on the terms quoted.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
EPC rating B 49.

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