

HIGH QUALITY
FULLY FITTED OFFICES

IF

BEECH GATE

KINGSWOOD FIELDS

MILLFIELD LANE | LOWER KINGSWOOD | TADWORTH **KT20 6RP**

OFFICES FROM APPROXIMATELY 4,345 SQ FT UP TO 17,085 SQ FT
HIGH END CONTEMPORARY OFFICE SPACE SET IN A CAMPUS ENVIRONMENT

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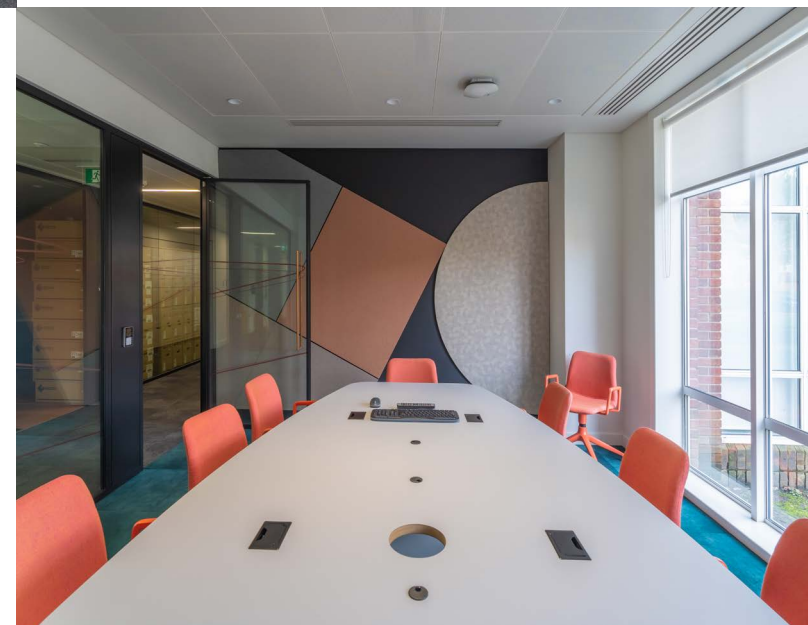
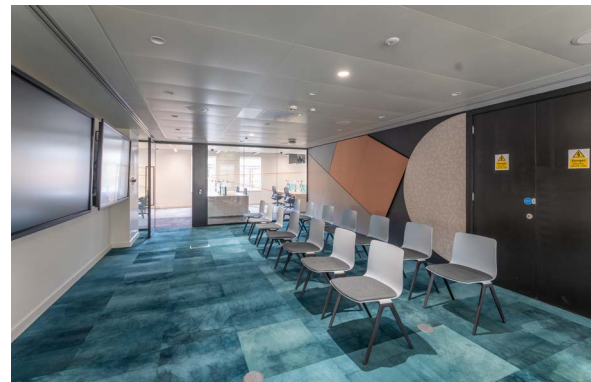


ACCOMMODATION

Beech Gate is situated on Kingswood Fields, a 28 acre office campus site set in the Surrey countryside located only 1.8 miles from Junction 8 of the M25.

The campus comprises three office buildings; Windmill Court, Kingswood Place and Beech Gate totalling 125,000 sq ft set within mature landscaped grounds offering car parking at an excellent ratio of 1:150 sq ft.

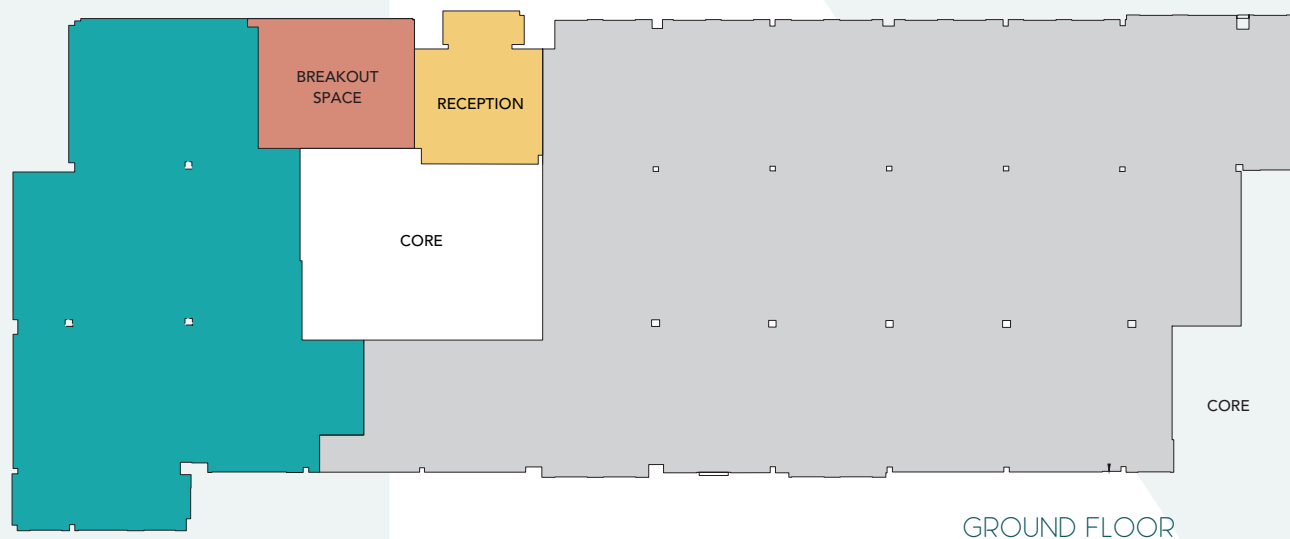
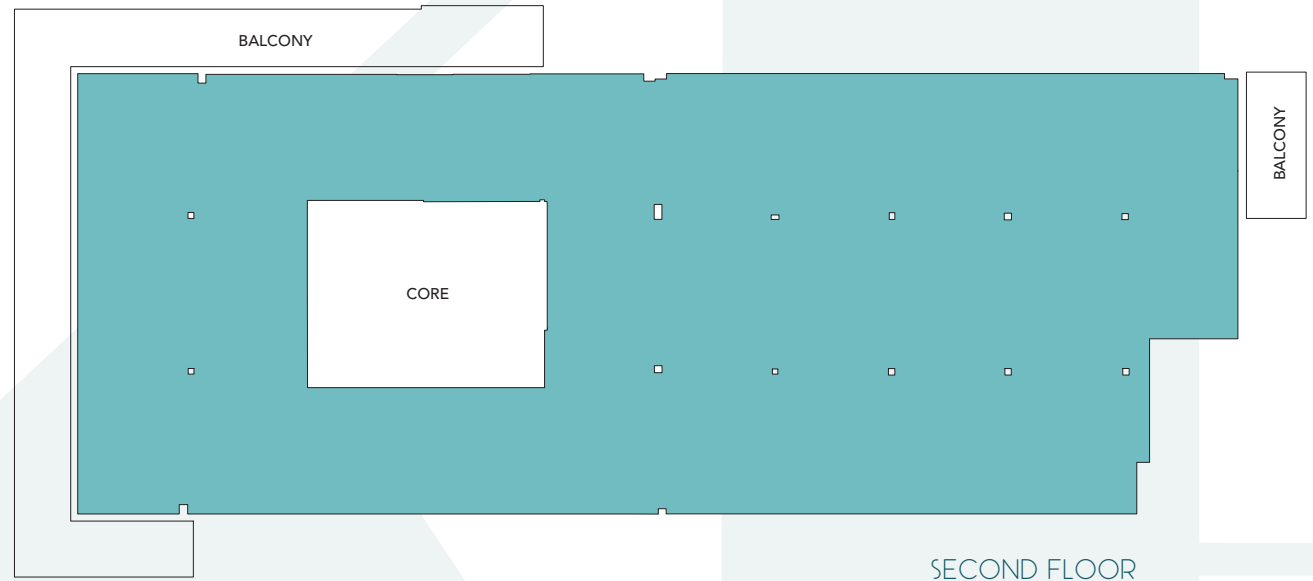
The landlord is offering office accommodation of 17,085 sq ft at Beech Gate, which has recently been refurbished to an extremely high standard and can be provided either fully fitted out (ready to occupy) or on a cleared, open plan basis.



OFFICE SPECIFICATION

The offices have recently been refurbished and are provided to the following specification:

- | NEW AIR CONDITIONING
- | FULL ACCESSED RAISED FLOORS
- | FULLY CARPETED
- | SEMI-EXPOSED SERVICES CEILING
- | LED LIGHTING
- | NEW WC FACILITIES
- | PASSENGER LIFT
- | KITCHEN AND BREAK OUT AREAS
- | MEETING ROOMS
- | FULLY FITTED OUT WITH NEW OFFICE FURNITURE (IF REQUIRED)
- | PARKING PROVIDED AT 1:150 SQ FT
- | ONSITE EV CAR CHARGING POINTS



AVAILABILITY

	SQ FT	SQ M
SECOND FLOOR OFFICE	12,740	1,184
PART GROUND FLOOR OFFICE	4,345	403
TOTAL	17,085	1,587

Measured on a NIA basis.



Onsite restaurant



ONSITE FACILITIES

The following facilities are provided within the office campus:

- | ONSITE RESTAURANT
- | BREAK OUT AREAS AND KITCHEN FACILITIES
- | CAR PARKING RATIO AT APPROX. 1:150 SQ FT
- | EXTERNAL EXTENSIVE LANDSCAPED GROUNDS
- | ONSITE NUFFIELD GYM
- | TRAIL WALKS
- | SHOWER FACILITIES
- | SHARED COMM'S ROOM FACILITY AVAILABLE



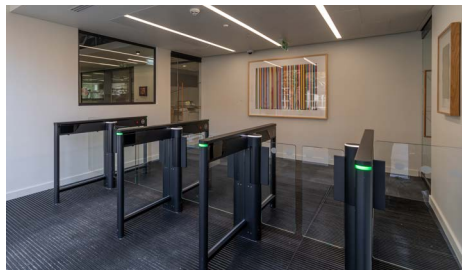


The landlord has recently built a brand new gym facility on the campus, run by Nuffield Health. The facility is available to all occupiers on the site, by agreement.



TERMS

New lease available direct from landlord. Quoting terms on application.





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BEECH GATE

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LOCATION

Kingswood Fields is located 1.8 miles north of junction 8 of the M25 and approximately 3 miles from Redhill and Reigate town centres.

Epsom town centre is 6 miles away.

The nearest mainline railway station is 3.2 miles away at Redhill and Kingswood Station is 0.8 miles away, providing direct services to London Bridge.

There are dedicated bus services from the campus to Kingswood, Redhill and Sutton train stations.

EPC RATING

Beech Gate – B (45)

1 | Beech Gate 2 | Kingswood Place 3 | Windmill Court

BY CAR

Heathrow Airport	32 miles
Gatwick Airport	9 miles
Central London	18 miles
Kingswood Station	6 mins
Redhill	20 mins
Sutton	25 mins

BY TRAIN

East Croydon	23 mins
London Victoria	45 mins
London Bridge	40 mins

BY BUS

Dedicated bus service to and from Kingswood train station in both the morning and at the end of the day.



KINGSWOOD FIELDS



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CONTACTS

For further information or to arrange a viewing contact the sole agents, Hurst Warne:



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