

HIGH QUALITY  
FULLY FITTED OFFICES



# 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

[KINGSWOODFIELDS.CO.UK](http://KINGSWOODFIELDS.CO.UK)

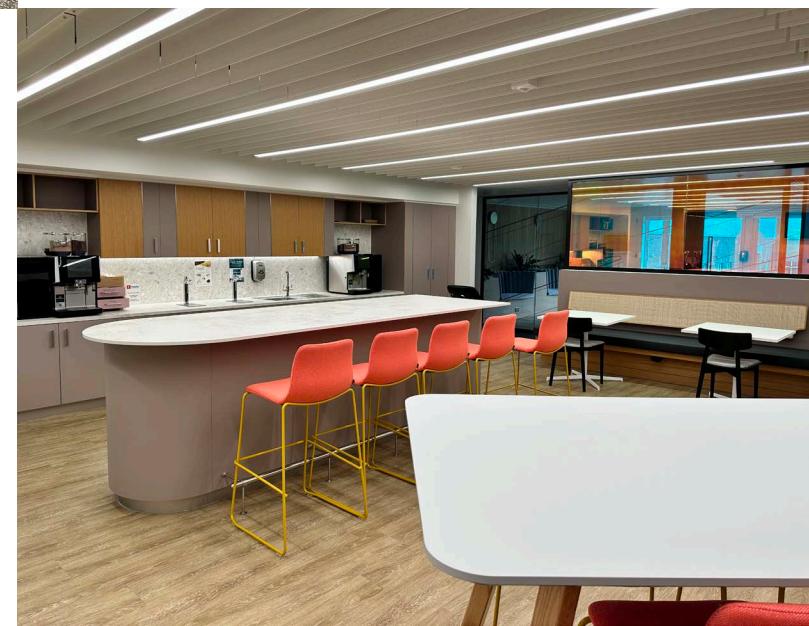


## ACCOMMODATION

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.

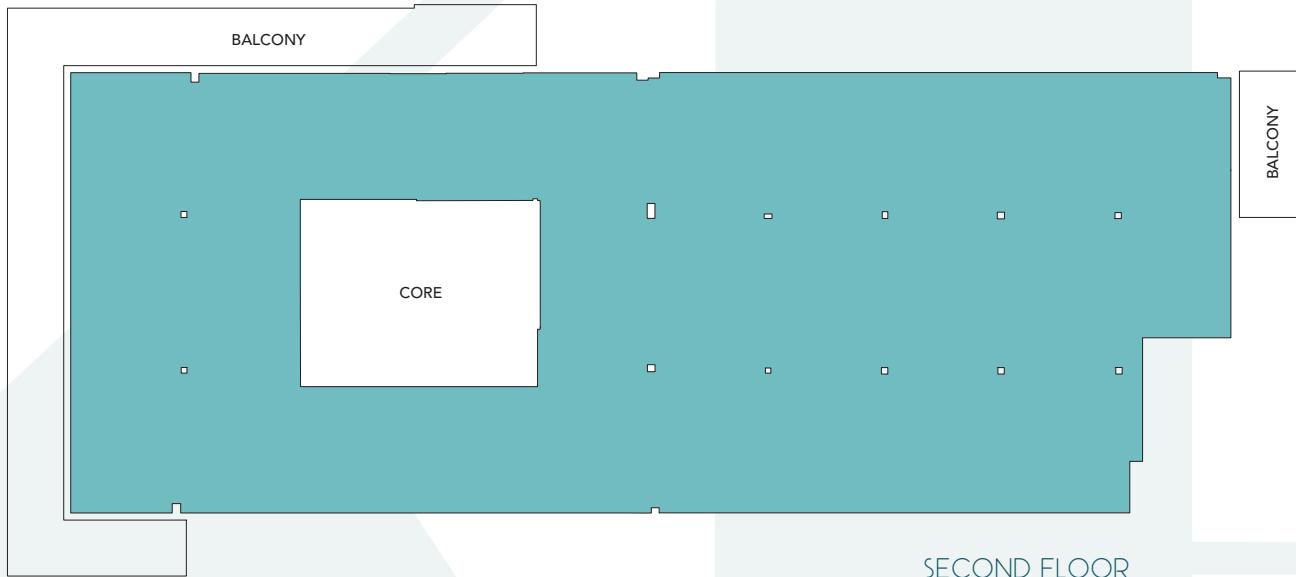
The landlord is offering office accommodation of 17,085 sq ft at Beech Gate, which has recently been refurbished to an extremely high standard and can be provided either fully fitted out (ready to occupy) or on a cleared, open plan basis.



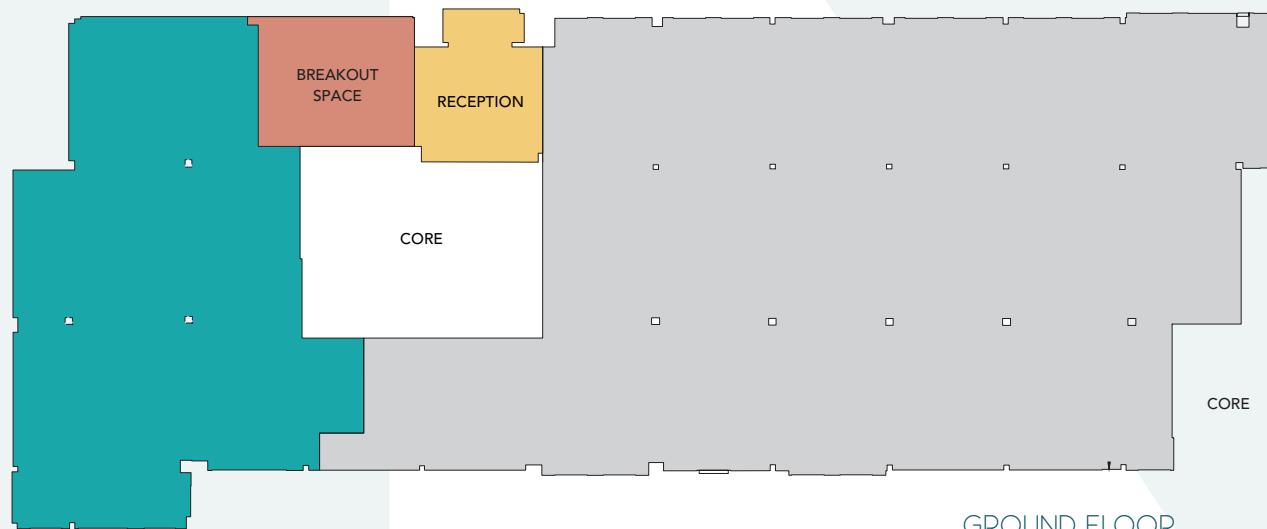
# OFFICE SPECIFICATION

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



SECOND FLOOR

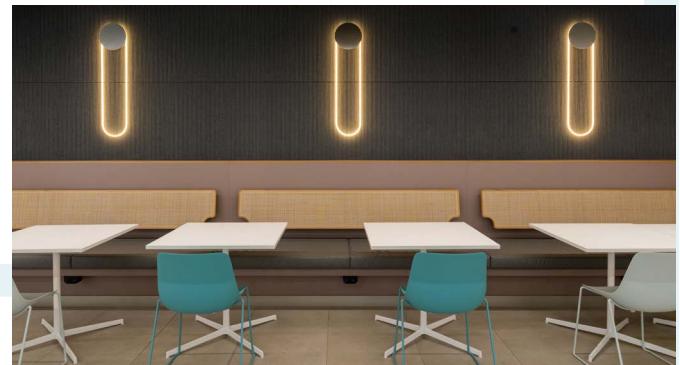


GROUND FLOOR

## AVAILABILITY

|                          | SQ FT         | SQ M         |
|--------------------------|---------------|--------------|
| SECOND FLOOR OFFICE      | 12,740        | 1,184        |
| PART GROUND FLOOR OFFICE | 4,345         | 403          |
| <b>TOTAL</b>             | <b>17,085</b> | <b>1,587</b> |

Measured on a NIA basis.



## 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.





## BY CAR

Heathrow Airport  
Gatwick Airport  
Central London  
Kingswood Station  
Redhill  
Sutton

## BY TRAIN

|          |                 |
|----------|-----------------|
| 32 miles | East Croydon    |
| 9 miles  | London Victoria |
| 18 miles | London Bridge   |
| 6 mins   |                 |
| 20 mins  |                 |
| 25 mins  |                 |

## BY BUS

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

## 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.

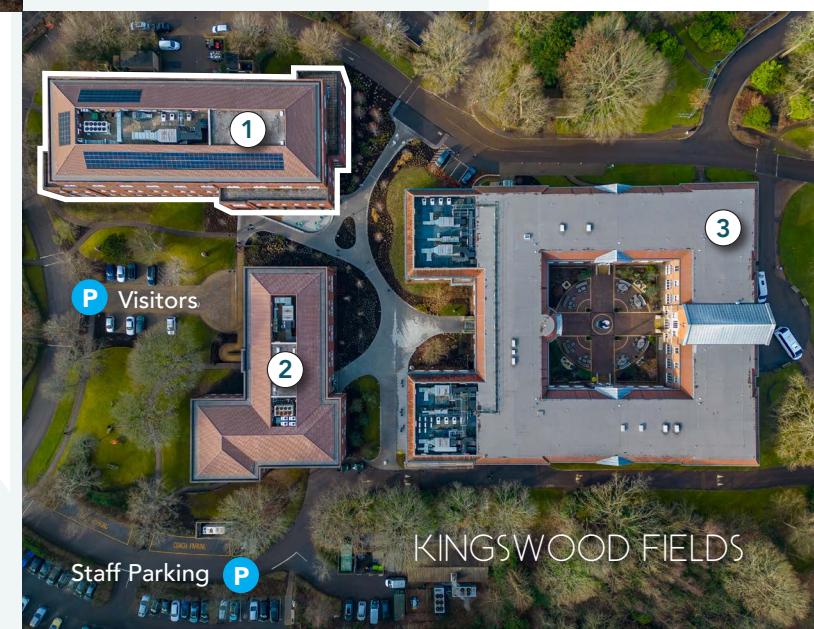
The nearest mainline railway station is 3.2 miles away at Redhill and Kingswood Station is 0.8 miles away, providing direct services to London Bridge.

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





## CONTACTS

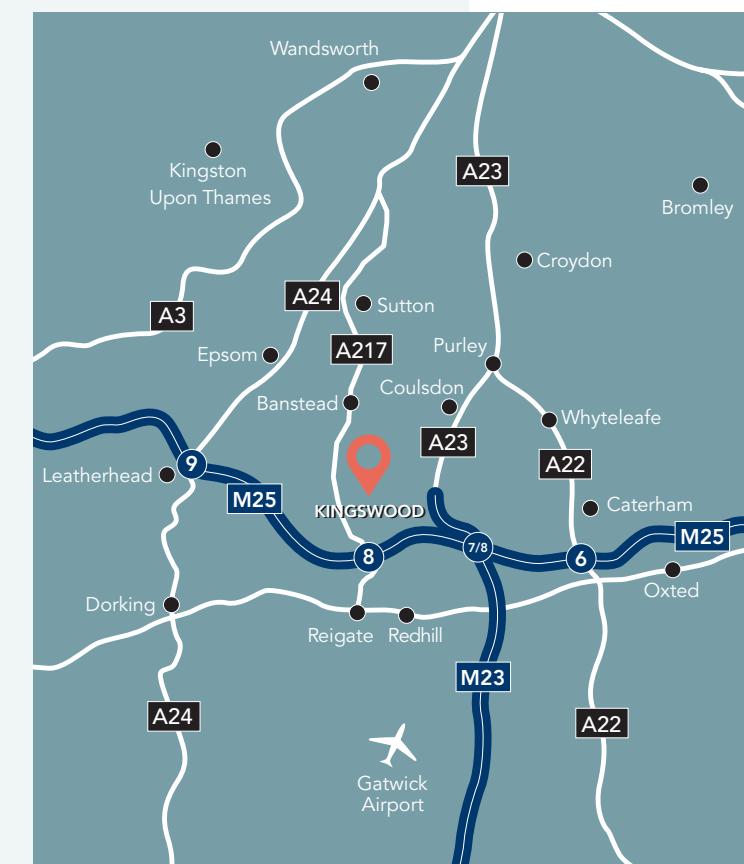
For further information or to arrange a viewing contact the sole agents, Hurst Warne:

**Hurst Warne**  
01737 852222  
[hurstwarne.co.uk](http://hurstwarne.co.uk)

**WILL GELDER**  
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