



01 TV

1 Tower View

Kings Hill, J4 M20, Kent, ME19 4HA

Ground and first floor air conditioned office suites of

**15,023 sq ft (1,396 sq m)**

**– 32,921 sq ft (3,058 sq m)**

KINGS HILL



[www.kings-hill.com](http://www.kings-hill.com)

# Kings Hill Amenities

Kings Hill, J4 M20, Kent



## Liberty Square

Costa  
Stone Hairdressers  
Kings Hill Shoe Repairs  
Kings Hill Vets  
Kings Hill Opticians  
Kings Hill Dental Practice  
Dominoes  
Humphreys Fish and Chips  
Turmeric Square Indian Restaurant  
Memphis Belle Sandwich Shop

*David Lloyd*  
— CLUBS —

THE SPITFIRE

INFINITY FITNESS UK

WAITROSE  
& PARTNERS

VIAT  
VALLEY INVICTA  
PRIMARY SCHOOL

ASDA

**Kings Hill School**  
Primary & Nursery

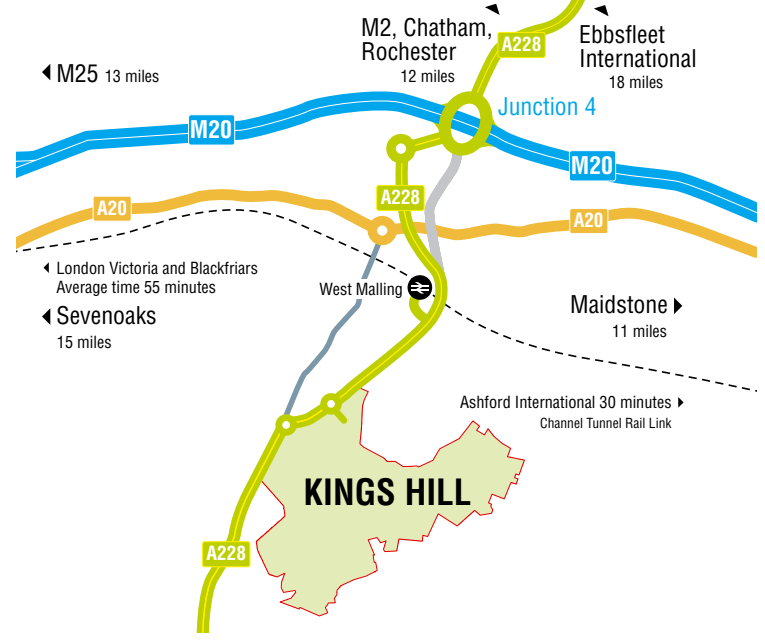


**Kings Hill**  
Golf Club

KINGS HILL



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**Location**

Kings Hill is 2 miles from Junction 4 of the M20 which leads to the M26/M25 and from there to Heathrow, Gatwick, Stansted and City airports. Ebbsfleet International is just 25 minutes by road. Free parking, plus car share scheme and shuttle bus link to West Malling for Kings Hill railway station, with services into London, are welcomed by visitors and staff alike.

With c9,000 people living in Kings Hill, business occupiers benefit from a doorstep pool of labour. Employees enjoy the village centre shops, pub, restaurants, day nurseries, golf course, cricket ground, sports park and David Lloyd fitness centre.

**Description**

1 Tower View is a 3-storey, air conditioned, office building in a gateway location close to the entrance to the business park.

**Specification**

- > Benefits from the former tenant's fit out, including restaurant facilities
- > Full height glazed atria with communal meeting areas.
- > Four pipe fan coil air conditioning.
- > Carpeted raised floors.
- > Suspended ceiling with recessed lighting.
- > WCs with full height closets and granite finishes.
- > EPC – Targeting C/B.

**Terms**

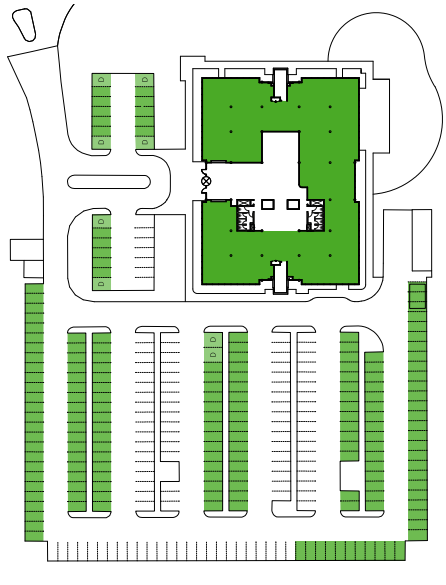
On application.

**Kings Hill Property Management**

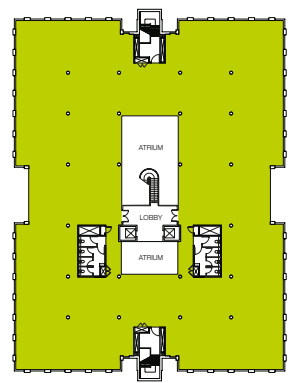
A site based team provides planned property maintenance, a rapid response and 24 hour help desk.

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**Ground Floor Plan (for indicative purposes)**



**First Floor Plan**



Floor Area (IPMS3)

	sq ft	sq m	parking spaces
Ground floor	15,023	1,396	86
First floor	17,898	1,663	100
Ground & first floors	32,921	3,058	186

**Contacts**

For further information please contact any of the following:

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MISDESCRIPTION: Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. 03/23