

KINGS HILL

Work in harmony. Grow in nature.

KH



Highlights

Location

Workspace

Team



A BRIGHTER PLACE TO DO BUSINESS



With around 9,000 people living in Kings Hill, there's more here than just talent on the doorstep — it's a thriving, walkable community where life flows easily between work, home, and downtime. A place where businesses can prosper and people can thrive.





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KINGS HILL SPORTS PARK

KINGS HILL GOLF CLUB

KINGS HILL LINEAR PARK

LIBERTY SQUARE

30 TOWER VIEW



35 KINGS HILL AVENUE

10 KINGS HILL AVENUE

2 KINGS HILL AVENUE

17 KINGS HILL AVENUE

KINGS HILL BUSINESS PARK

DAVID LLOYD GYM

A PRIME LOCATION FOR BUSINESSES TO SHINE

In the heart of Kent, Kings Hill offers more than just an office space — it provides a setting where businesses can truly shine.

Once a historic airfield, this thoughtfully planned garden village has evolved into a vibrant community, seamlessly blending modern workspaces with natural beauty and rich heritage.

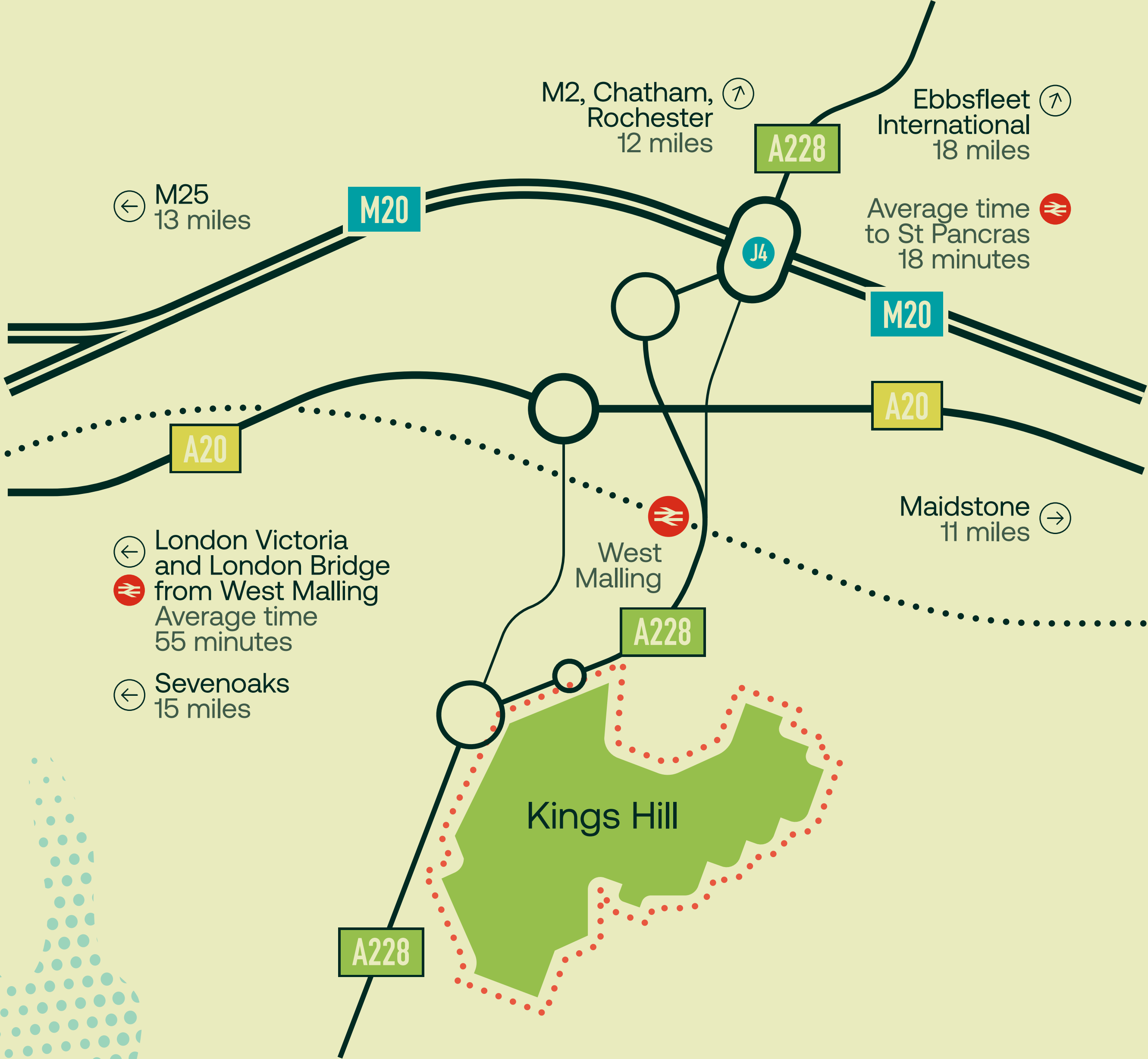




WHERE COUNTRYSIDE CALM MEETS CITY CONNECTIONS

With easy access to London and the UK’s major transport hubs, Kings Hill is just two miles from Junction 4 of the M20 and a short drive to Ebbsfleet International. The location connects you to the M26, M25, and two key airports with ease.

For commuters, a bus links to West Malling station from Asda, with services into London, while free parking and car share schemes support a seamless daily journey.





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CONNECTIONS

BY CAR

West Malling	4 MINS
Maidstone	17 MINS
Chatham	21 MINS
Rochester	21 MINS
Sevenoaks	21 MINS
Ebbsfleet	30 MINS
Gatwick Airport	39 MINS
City Airport	59 MINS

BY TRAIN

Stratford	14 MINS
St Pancras	18 MINS
Blackfriars	21 MINS
London Bridge	55 MINS
London Victoria	55 MINS
Paris (From Ebbsfleet)	2 HR 50 MINS

BY BUS

West Malling	10 MINS
Maidstone	17 MINS
Tonbridge	29 MINS
Rochester	52 MINS
Chatham	60 MINS

BY BIKE

West Malling	12 MINS
East Malling	15 MINS
Maidstone	21 MINS

Kings Hill Wheelers Cycling Club

A friendly group ride from
Waitrose car park.

Weds and Weekends at 9:15am
30–50 miles, ending with
coffee at David Lloyd.



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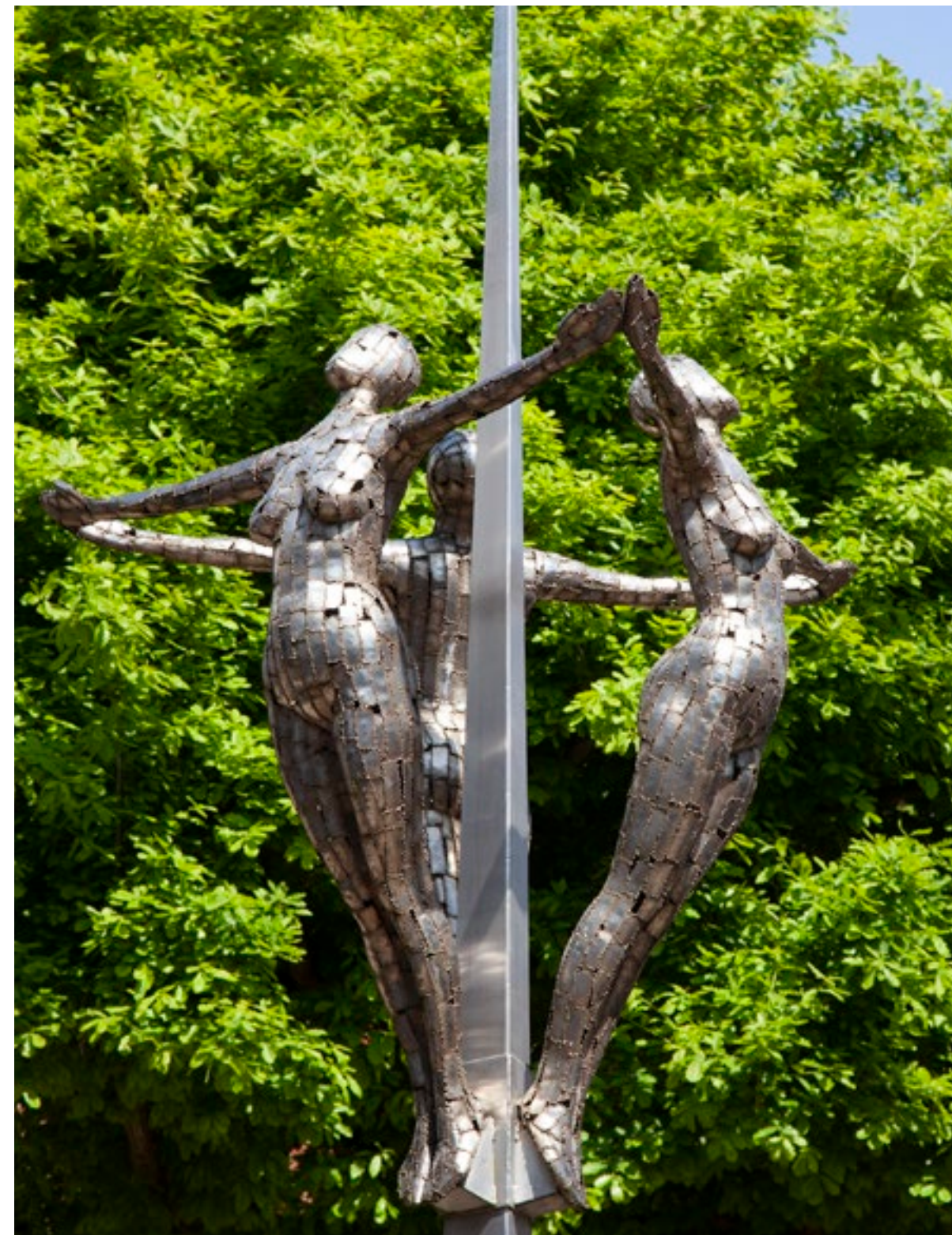
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A PLACE THAT BRINGS PEOPLE TOGETHER

At Kings Hill, community isn't just an idea—it's part of everyday life. The landscape-led setting encourages natural connections, from local sports to shared green spaces and relaxed moments over coffee. There's a strong sense of pride, where people look after their surroundings and value the calm, secure environment. For businesses and their teams it's a place that feels safe, welcoming, and quietly energised by those who shape it.





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SECURITY AT THE PARK

The estate provides top-quality security services for construction, commercial, and corporate sites. Highly trained guards offer a strong, visible presence to protect your premises and give you peace of mind—24 hours a day, 7 days a week. Whether it's patrolling, manning reception, or providing excellent customer service, our team is ready to support your business.

We also have a dedicated team who help maintain the grounds, keeping your site clean, safe, and presentable at all times.





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ALL IN ONE PLACE

Here's just a snapshot of the rich amenity offering available at Kings Hill:





WHAT'S ON OFFER?

Kings Hill provides an ever-changing, ever-growing social community with everything you need in one destination.

AMENITIES

- 1 Bright Horizons Nursery
- 2 Doctor's Surgery
- 3 Dry Cleaners
- 4 IQ Dental Centre
- 5 Kings Hill Shoe Repairs
- 6 Kings Hill Pre-School
- 7 Paydens Pharmacy
- 8 Stone Hairdressing

EAT & DRINK

- 1 Costa Coffee
- 2 Domino's
- 3 Humphrey's Fish & Chips
- 4 Kings Gurkha
- 5 Liberty Square Sports Bar
- 6 Memphis Belle Sandwich Shop
- 7 Turmeric Square
- 8 The Spitfire

HEALTH & FITNESS

- 1 David Lloyd
- 2 Infinity Fitness
- 3 Kings Hill Cricket Club
- 4 Kings Hill Football Club
- 5 Kings Hill Golf Club
- 6 Kings Hill Linear Park
- 7 Kings Hill Sports Park

SHOPPING

- 1 Aldi
- 2 Asda
- 3 Little Waitrose
- 4 Post & Packing
- 5 Sue Ryder





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WHERE WORK TAKES CENTRE STAGE

Whether you're a global powerhouse or a growing startup, Kings Hill Business Park offers a dynamic setting where the future of commerce is taking shape. Designed as a distinctive blend of location and opportunity, Kings Hill is home to a wide range of enterprises — from driven entrepreneurs to prestigious brands and internationally recognised names — all contributing to its vibrant and evolving story.

With a variety of flexible spaces and suite sizes available, the park nurtures businesses of all kinds, supporting their growth and allowing them to scale at their own pace.

Under the new Use Class E, Kings Hill also provides a valuable space for healthcare facilities, including Genesis Cancer Care and Illuminate Skin Clinic.



SEE WHAT'S HERE

See current availabilities in the Kings Hill estate:



2 Kings Hill Avenue
4,689 sq ft



10 Kings Hill Avenue
25,306 sq ft



17 Kings Hill Avenue
9,118 sq ft



35 Kings Hill Avenue
10,908 sq ft



30 Tower View
24,667 sq ft





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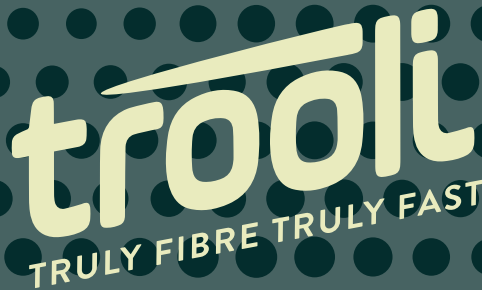
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IN GOOD COMPANY

At Kings Hill you'll be surrounded by a number of successful businesses:





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GET IN TOUCH
WITH OUR TEAM



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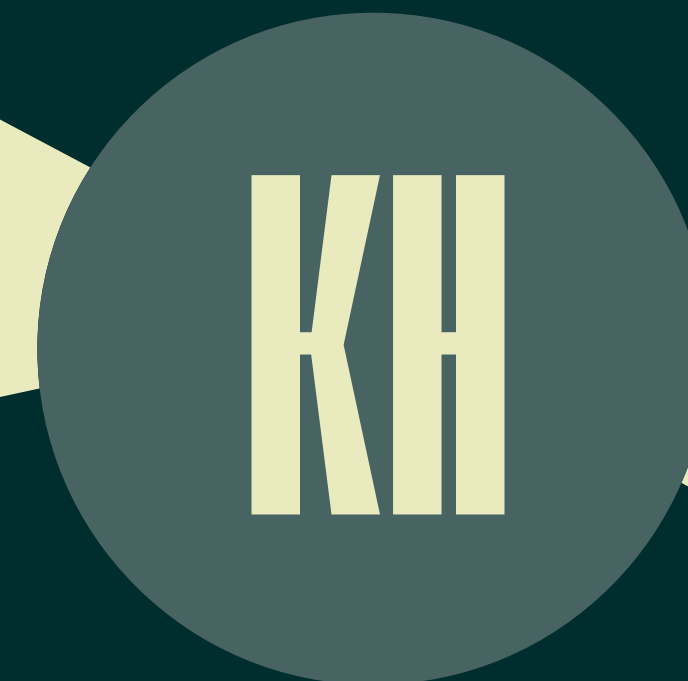


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KINGSHILL



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