

Fairfield
Trade Park, KT1 3AW



TO LET
Two Light Industrial Units
12,506 Sq Ft - 26,507 Sq Ft

Available Now

Unit 3 and Unit 4, Villiers Road,
Kingston Upon Thames, KT1 3AW



Busy urban logistics & trade units 12 miles from the centre of London.

Fairfield Trade Park is a prime urban logistics and trade unit scheme. Units 3 and 4 have undergone extensive refurbishment throughout the warehouse and offices.

The units are available for immediate occupation and can be leased individually or on a combined basis.



ESG FOCUSED



EPC
B Rating



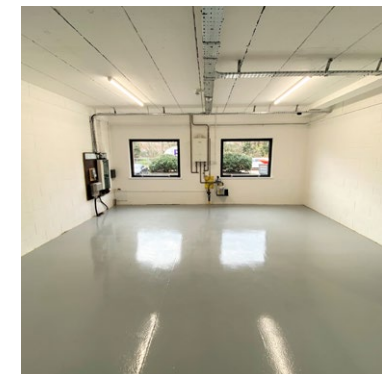
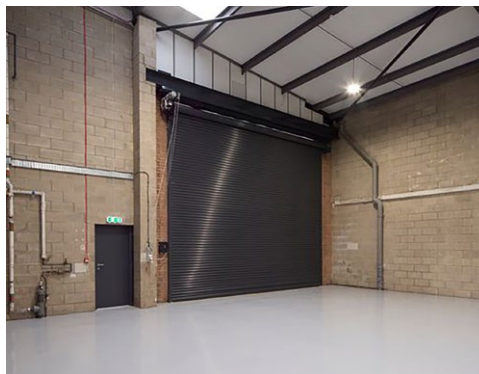
LED Lighting
Throughout



Electric Vehicle
Charging Stations



Double
Insulated Roofs



	UNIT 3	Sq Ft	Sq M	UNIT 4	Sq Ft	Sq M
Warehouse		11,708	1,087.7	Warehouse	13,002	1,207.9
Office		798	74.1	Office	999	92.8
Total		12,506	1,161.8	Total	14,001	1,300.7

*GEA Measurements



Available Individually
or Combined



5.5m Minimum
Eaves Height



2 Ground Level
Loading Doors



Extensive Refurbishment
Undertaken



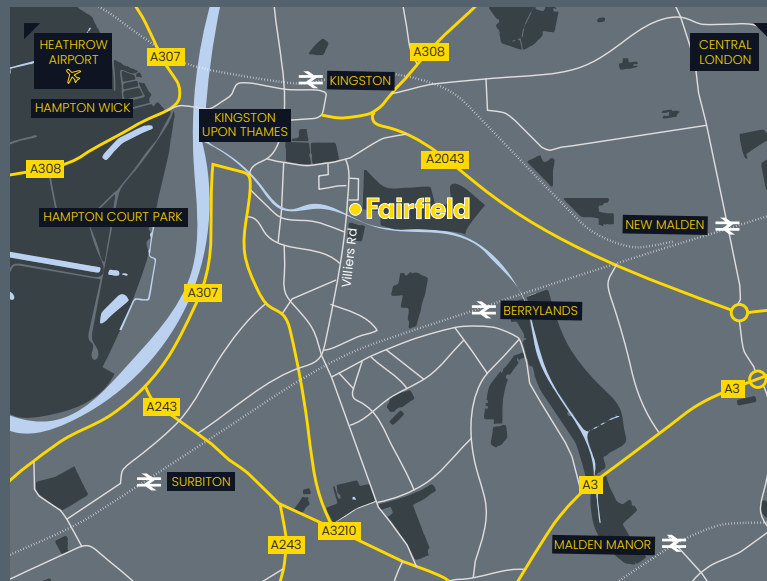
Enhanced
ESG Credentials



Dedicated
Car Parking



Available for
Immediate Occupation



Densely Populated Region



179,000 people
(Kingston)
1,600,000 people
(South West London)

Affluent Residential Area

Kingston residents earn
8.7% more than London on
average (hourly)



Forecast Population Growth

11.6% 11.6% forecast
population growth
over the next 10 years

45,887 People in a
1 mile radius

261,231 People in a
3 mile radius

559,860 People in a
5 mile radius

Location & Connectivity

Kingston upon Thames is an affluent and renowned town located 8 miles south-east of Heathrow Airport and 12 miles south-west of Central London. Fairfield Trade Park occupies a highly accessible location less than 1 mile south-east of Kingston town centre, accessed via Villiers Road and Hogsmill Lane.

The A3 is easily accessed at multiple points some 2 miles east, south east and south. The A3 is an arterial road providing rapid access to Central London and the wider south-west London conurbations.

Car	Miles	Mins	Car	Miles	Mins
Kingston	1.0	5	A3	2.2	9
Wimbledon	4.3	14	M25	6.5	10
Twickenham	4.6	16	M3	6.7	20
Richmond	5.2	17	M23	13.0	33
Central London	12.3	40	M4	8.9	43

Car	Miles	Mins	Bus	Mins
Kingston	1.1	6	Surbiton	9
Surbiton	1.2	6	Kingston	16
New Malden	2.4	11	Wimbledon	26
Richmond	5.2	28	Waterloo	40

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