

**TO LET** Available Now

**Two Light Industrial Units**  
12,506 Sq Ft – 26,507 Sq Ft

**Unit 3 & Unit 4**  
Villiers Road, Kingston Upon Thames, KT1 3AW



# High-traffic urban logistics trade units

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.

## Situated In Kingston Upon Thames



Well-connected, just 12 miles from Central London and 8 miles from Heathrow Airport

## Well-Connected Local Area

Close proximity to Kingston town center and well-connected via public transport



## Recently Refurbished

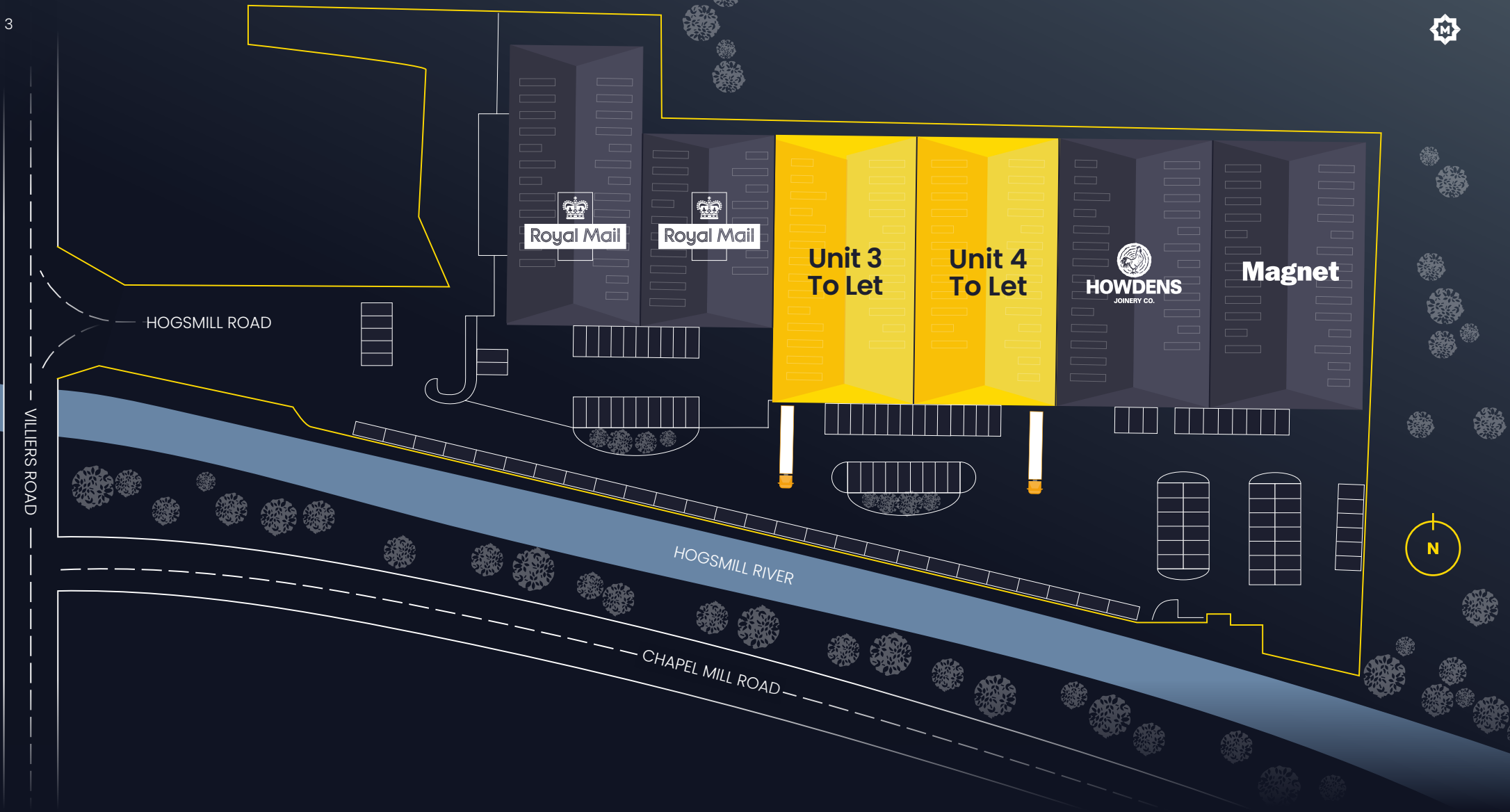


Recently refurbished warehouse and office spaces

## Units Are Available Immediately



Units are available for immediate occupation



UNIT 3	Sq Ft	Sq M
Warehouse	11,708	1,087.7
Office	798	74.1
<b>Total</b>	<b>12,506</b>	<b>1,161.8</b>

UNIT 4	Sq Ft	Sq M
Warehouse	13,002	1,207.9
Office	999	92.8
<b>Total</b>	<b>14,001</b>	<b>1,300.7</b>

\*GEA Measurements



Units available individually or combined





# ESG focused with modern specification



EPC  
B Rating



LED Lighting  
Throughout



Electric Vehicle  
Charging Stations



Double  
Insulated Roofs



Available Individually  
or Combined



5.5m Minimum  
Eaves Height



2 Ground Level  
Loading Doors



Extensive Refurbishment  
Undertaken



Dedicated  
Car Parking



Available for  
Immediate Occupation





# With growth and talent in mind

Located in Kingston Upon Thames, a prosperous and economically strong area with high demand for logistics spaces.

The region benefits from a thriving local economy, strong consumer spending, and excellent connectivity to Central London and Heathrow Airport.

## 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

Bus	Mins
Surbiton	9
Kingston	16
Wimbledon	26
Waterloo	40

Google Maps

///What3Words

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