

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

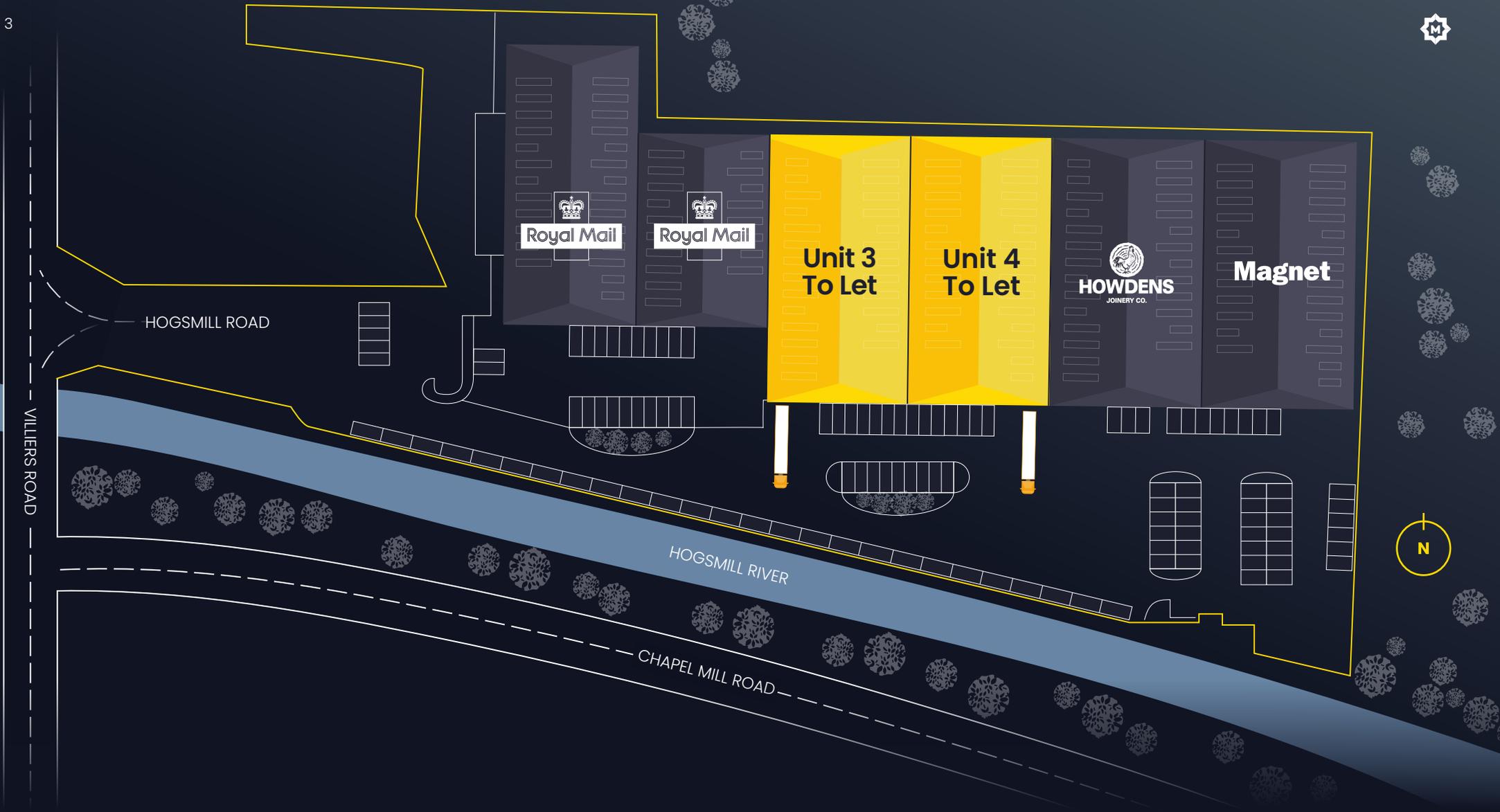
Recently refurbished warehouse and office spaces



Units Are Available Immediately

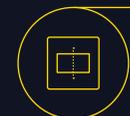
Units are available for immediate occupation





| UNIT 3 | Sq Ft | Sq M | 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



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

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



DTRE
020 3328 9080
www.dtre.com

Max Dowley
max.dowley@dtre.com
+44 (0) 75 4877 3999

Alice Hampden-Smith
alice.hampden-smith@dtre.com
+44 (0) 75 0837 1884


VOKINS
CHARTERED SURVEYORS
020 8400 9000
www.vokins.co.uk

John Vokins
j.vokins@vokins.co.uk
+44 (0) 20 8400 8895

Nick Train
n.train@vokins.co.uk
+44 (0) 20 8400 8889

COGENT
REAL ESTATE
020 369 4000
COGENTRE.CO.UK

Marco Baio
mb@cogentre.co.uk
+44 (0) 77 5247 3964

Will Norman
wn@cogentre.co.uk
+44 (0) 77 9677 4436

Trade Park

Fairfield