

Fairfield
Trade Park KT1 3AW



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

Available for occupation from Q4 2022

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 are currently under extensive refurbishment throughout the warehouse and offices.

The units will be available for occupation from October 2022 and can be leased individually or on a combined basis.

ESG FOCUSED



TARGET EPC A RATING



LED LIGHTING THROUGHOUT



ELECTRIC VEHICLE CHARGING STATIONS



DOUBLE INSULATED ROOFS



Under Refurbishment



Indicative Images

	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



Under Extensive
Refurbishment



2 Ground Level
Loading Doors



5.5m Minimum
Eaves Height



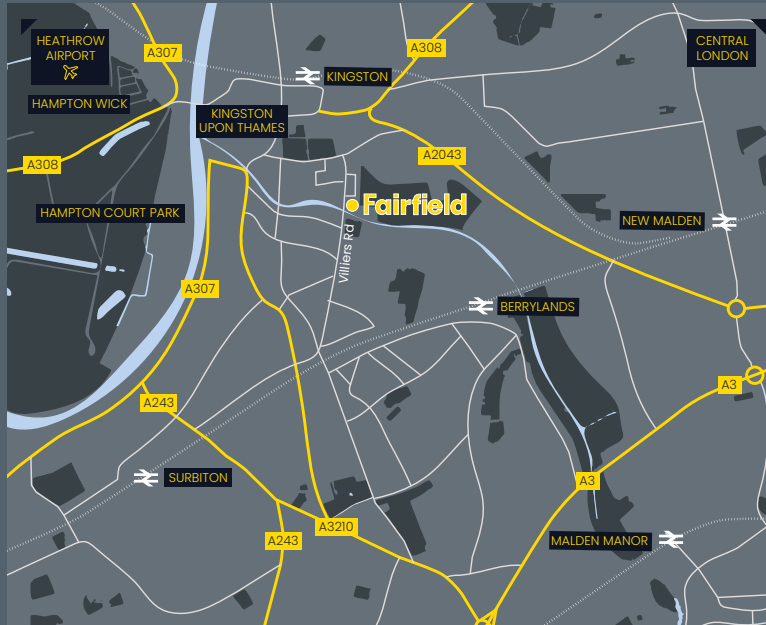
Enhanced
ESG Credentials



Dedicated
car parking



Available for occupation
from October 2022



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)



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
Kingston upon Thames	1.0	5
Wimbledon	4.3	14
Twickenham	4.6	16
Richmond	5.2	17
Central London	12.3	40

Motorways	Miles	Mins
A3	2.2	9
M25	6.5	10
M3	6.7	20
M23	13.0	33

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



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