

**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  
A Rating



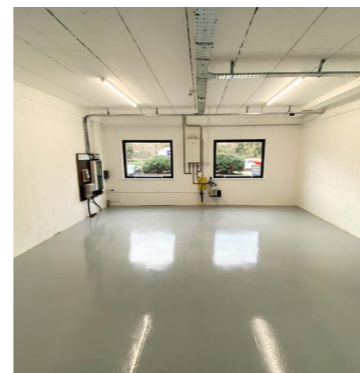
LED Lighting  
Throughout



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
<b>Total</b>	<b>12,506</b>	<b>1,161.8</b>	<b>Total</b>	<b>14,001</b>	<b>1,300.7</b>

\*GEA Measurements



Available Individually  
or Combined



5.5m Minimum  
Eaves Height



2 Ground Level  
Loading Doors



Extensive Refurbishment  
Undertaken



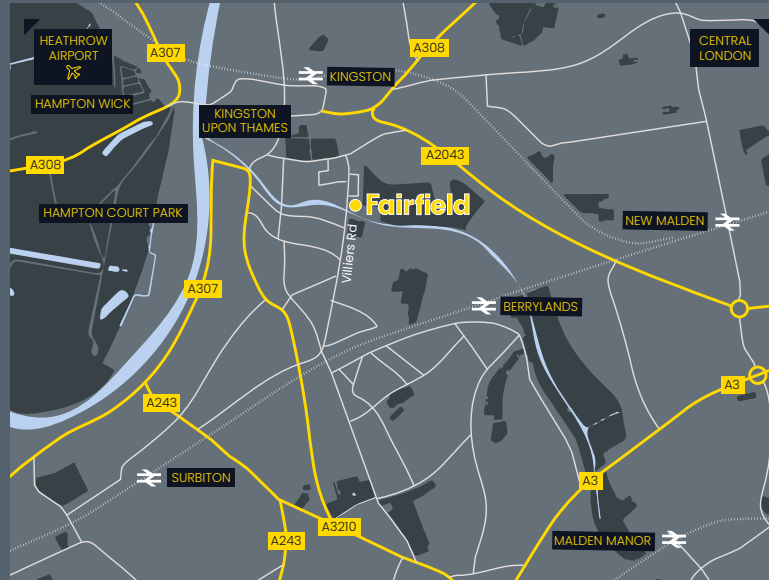
Enhanced  
ESG Credentials



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



**Max Dowley**  
max.dowley@dtre.com  
+44 (0) 20 3328 9080

**Claudia Harley**  
claudia.harley@dtre.com  
+44 (0) 20 3328 9080



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

**Luke Storey**  
l.storey@vokins.co.uk  
+44 (0) 20 8400 8876



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

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

For the joint agents and the vendors or lessors of this property whose agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property. **January 2024** - Design by cormackadvertising.com