

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

Available Now

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Unit 3 and Unit 4, Villiers Road, Kingston Upon Thames, KTI 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



Electric Vehicle Charging Stations



LED Lighting Throughout



Double Insulated Roofs



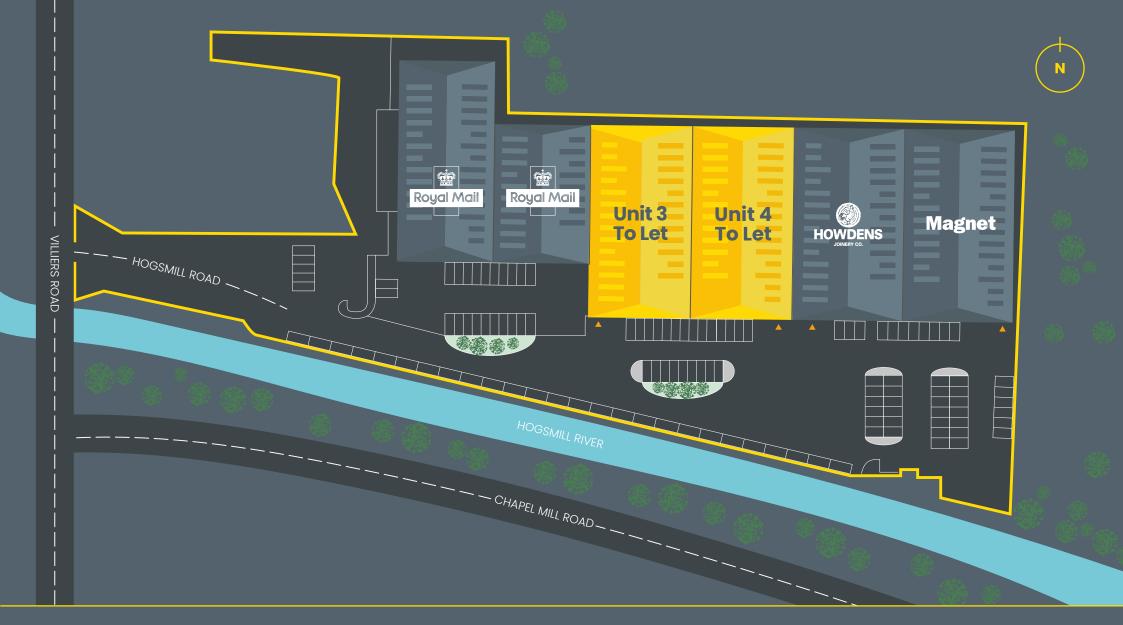


UNIT 3	Sq Ft	Sq M
Warehouse	11,708	1,087.7
Office	798	74.1
Total	12,506	1,161.8





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





Available Individually

or Combined



5.5m Minimum

Eaves Height



2 Ground Level Loading Doors Extensive Refurbishment Undertaken Enhanced ESG Credentials Dedicated Car Parking

0 0

Available for Immediate Occupation

 $\checkmark$ 



# 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.

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Car

Kingston

Wimbledon

Twickenham

Central London

Richmond

Car

Kingston

Surbiton

New Malden

Richmond

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

**45,887** 261,231

People in a 1 mile radius

People in a 3 mile radius

559,860 People in a 5 mile radius

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 020 369 4000
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Miles

2.2

6.7

13.0

Mins

Mins

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Miles

4.3

5.2

12.3

Miles

1.2

2.4

5.2

Mins

14

Mins

28

Car

M25

M3

M23

Bus

Surbiton

Kingston

Waterloo

Wimbledon