

INDUSTRIAL UNITS TO LET
UNITS 3 & 4 FAIRFIELD TRADE PARK
VILLIERS ROAD
KINGSTON-UPON-THAMES KT1 3AY



12,040 – 25,660 SQ. FT (1,107.68 – 2,360.72 SQ. M.)



LOCATION

The property is situated on the Fairfield Trade Park industrial estate which lies off Villiers Road, approximately one mile from Kingston town centre. The A3 Kingston bypass is two miles away and the property is situated close to Surbiton stations which provides fast train services to London Waterloo.

DESCRIPTION

The units comprise a steel portal frame warehouse of brick construction with a two storey front elevation providing ancillary office space. The units provide plenty of parking and loading space and a minimum eaves height of 5.5 m.

The units can be let together or separately.

ACCOMMODATION (GIA)

Unit 3: 12,040 sq. ft. (1,107.68 sq. m.)
Unit 4: 13,620 sq. ft. (1,253.04 sq. m.)

Total: 25,660 sq. ft. (2,360.72 sq. m.)

TENURE

A new lease on terms to be agreed. Short term options are also considered.

RENT

Rent on application

VAT

VAT is applicable.

RATES

Rateable Value: £206,000

The 2020/21 UBR is £0.532p in the £.

Interested parties should make their own enquiries with Kingston Council.

EPC

C - 71

LEGAL COSTS

Each party is to bear their own legal costs in this transaction.

VIEWING

Strictly by appointment through Joint Sole Letting Agents:-

Andrew Scott Robertson
24 High Street
Wimbledon,
SW19 5DX
Tel: 020 8971 4999

Altus Group
Lesbourne Road
Reigate
Surrey, RH2 7LD
Tel: 07469 854 799

Contact : James Rutter /
John King
commercial@as-r.co.uk

Contact : Robert
Bradley-Smith
robert.bradley-smith@altusgroup.com

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- (i) VAT may be applicable.
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April 2021

Energy performance certificate (EPC)

Unit 3 Fairfield Trade Park Villiers Road KINGSTON UPON THAMES KT1 3AY	Energy rating C
Valid until 16 May 2022	Certificate number 9185-3055-0027-0300-5991

Property type

B8 Storage or Distribution

Total floor area

1119 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.