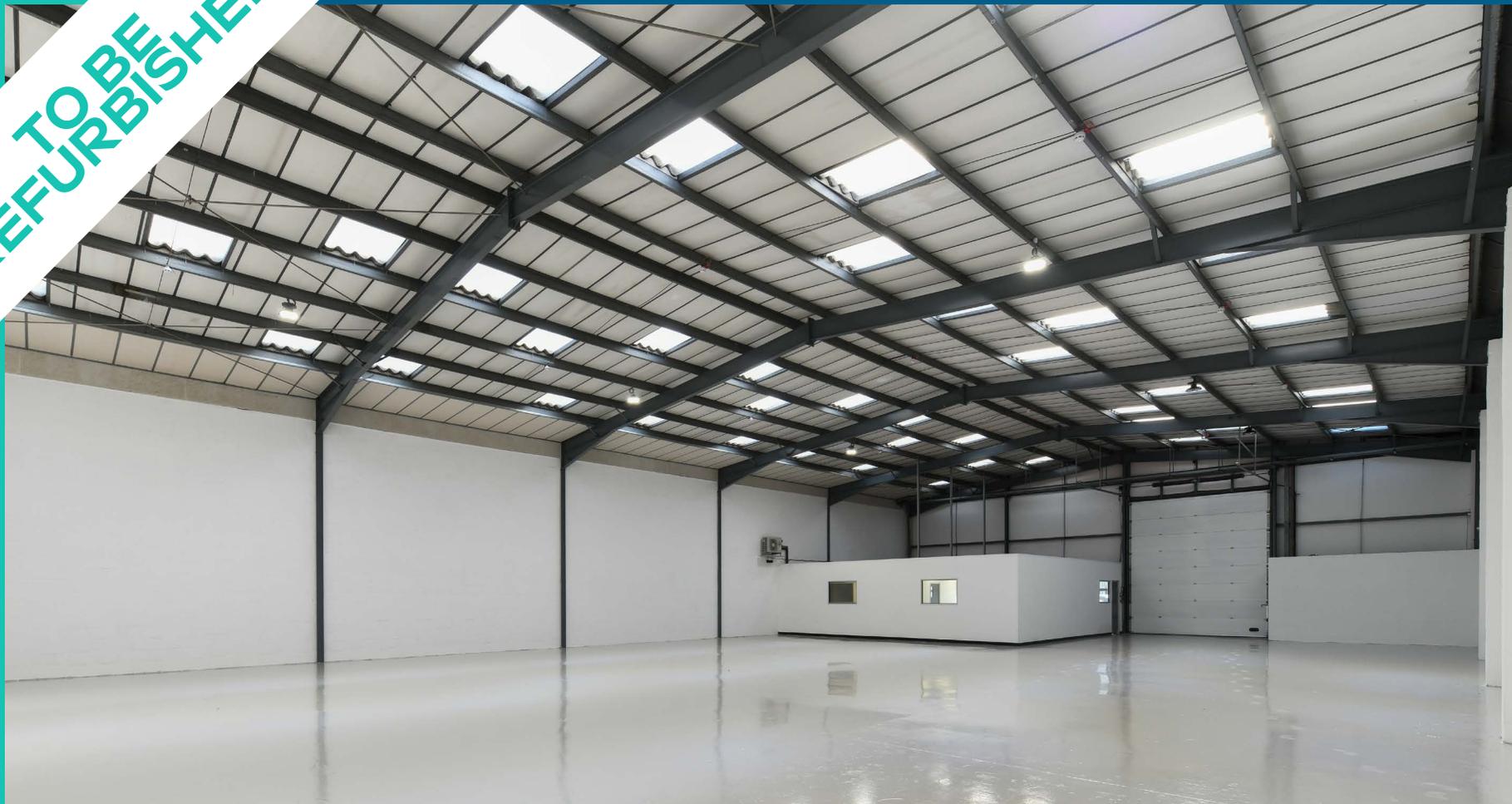


**TO BE
REFURBISHED**



Units 2&3 Staines Business Park

96-104 Church Street, **Staines TW18 4YA**

TO LET

Industrial/warehouse unit

6,093-12,856 SQ FT (566.05-1,194.35 SQ M)

KEY BENEFITS (EACH UNIT)



Roller shutter loading door with allocated loading apron



5.25m clear height



8 car parking spaces

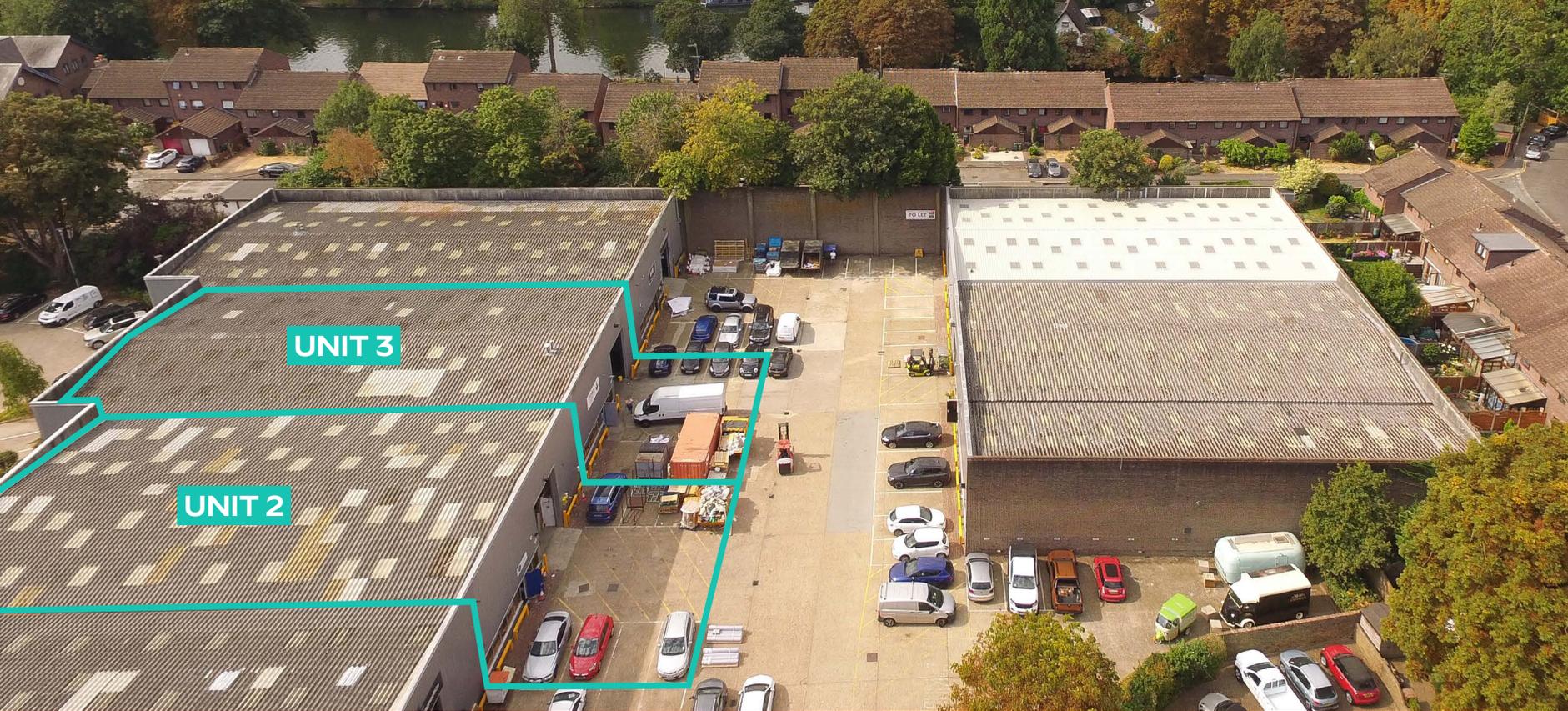


Fitted ground floor offices



Located approx 5 miles from Heathrow

Indicative photo of another refurbished unit on the estate



3 phase power



LED warehouse lighting



Kitchenette



Male and female WCs



Secure estate



Indicative photo of a refurbished unit on the estate



Indicative photo of a refurbished unit on the estate

LOCATION

Staines Business Park is located on Church Street within 1 mile of Junction 13 of the M25, walking distance to Staines town centre and the Two Rivers Retail Centre (0.5 miles).

The estate is well situated with strong access to the national motorway network with M25 (J13), M3 (J2) and M4 (J4b) all within 5 miles. Heathrow airport is approximately 5 miles away.

Staines town centre provides retailing, leisure and banking facilities, as well as a rail station which links directly to London Waterloo in 33 minutes.

DESCRIPTION

Units 2 & 3 are single storey modern industrial /trade counter warehouses. Both units are to be fully refurbished.

RENT

On application.

EPC

Available on request.

TERMS

The units are available by way of a new full repairing and insuring lease on terms to be agreed. The units can be taken individually or combined.

LEGAL COSTS

Each party to bear their own legal costs.

UNIT 2	SQ M	SQ FT
Warehouse	503.16	5,416
Ground floor offices	62.89	677
TOTAL (GEA)	566.05	6,093

UNIT 3	SQ M	SQ FT
Warehouse	542.08	5,835
Ground floor offices	86.30	929
TOTAL (GEA)	628.30	6,763

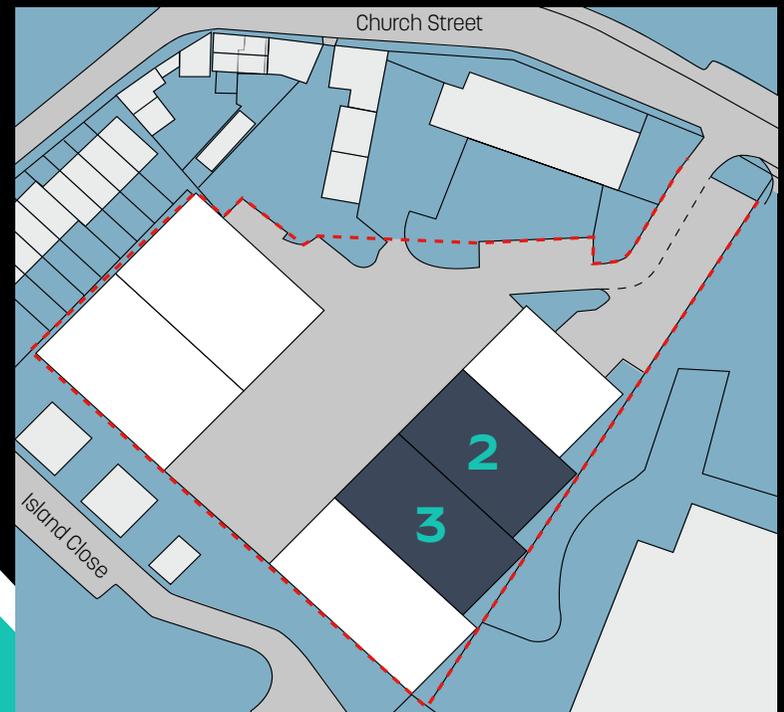
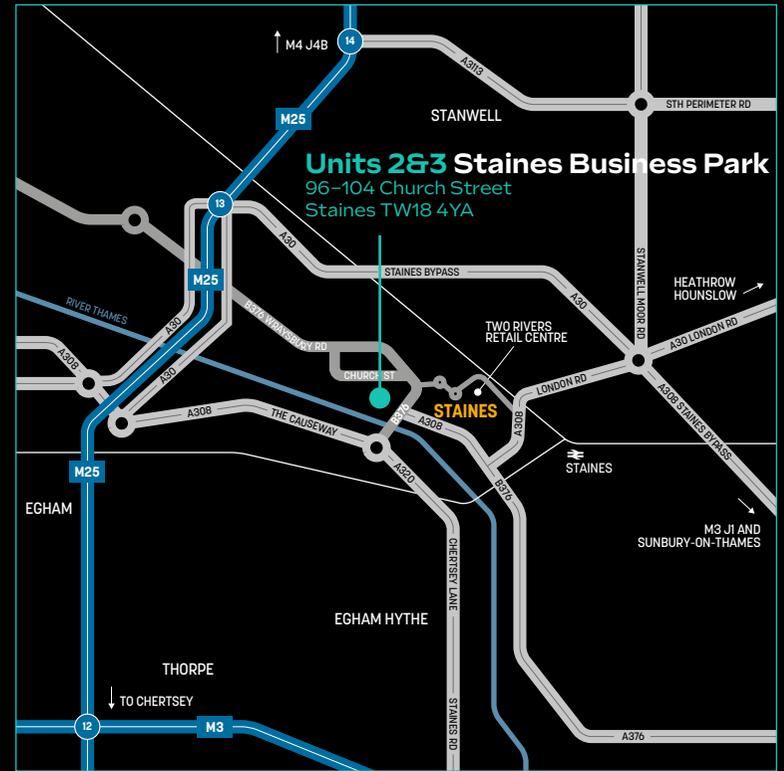
UNITS COMBINED	SQ M	SQ FT
Unit 2	566.05	6,093
Unit 3	628.30	6,763
TOTAL (GEA)	1,194.35	12,856

BUSINESS RATES

Units 2 & 3 are entered into the Ratings list as a joint listing. The current valuation is £84,500 (2023). All enquires should be directed to Spelthorne Borough Council.

HOURS OF USE RESTRICTION

The unit's permitted operating hours are:
Monday to Friday: 7:30am–7:00pm
Saturday: 7:30am–5:30pm



**FOR FURTHER
INFORMATION
PLEASE
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