



Eden Grove

London Road, Staines-upon-Thames, TW18 4AB

Large self-contained office within new Eden Grove development

10,579 sq ft
(982.82 sq m)

- New self-contained office
- Situated within Eden Grove development
- Within walking distance of the town centre
- Staines-upon-Thames train station just 0.3 miles away
- WC and Shower facilities
- Ground floor reception with lift access to first floor

Summary

Available Size	10,579 sq ft
Rent	£32.50 - £37.50 per sq ft
Business Rates	N/A
Service Charge	£1.56 per sq ft
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The property presents 10,759 sq ft of self-contained office space, located within the new Eden Grove development, set to provide 489 residential units and accommodate 1,173 residents.

The office space, situated on the first floor, can be made available with a CAT A+ fitout, providing a modern and functional workspace. The property also features male and female WC facilities, with a ground floor reception accessible from London Road, one of the main thoroughfares into Staines-upon-Thames town centre.

Location

London Grove is conveniently situated at 15-51 London Road, offering a prime location within a 10-minute walk of the town centre and the Elmsleigh and Two Rivers shopping Centres. The vicinity boasts well-known retailers, including Co-Op, M&S, Pret, Starbucks, and Pizza Express, all easily accessible on foot.

The office is 0.3 miles from Staines-upon-Thames train station, providing regular services to London Waterloo and Reading. Additionally, Junction 13 of the M25 is conveniently located within a 3-minute drive, ensuring easy access to Heathrow Airport (10-minute drive) and the broader motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Unit 05	10,579	982.82	Available
Total	10,579	982.82	

Terms

The property is available on a new effective full repairing and insuring lease, with terms.

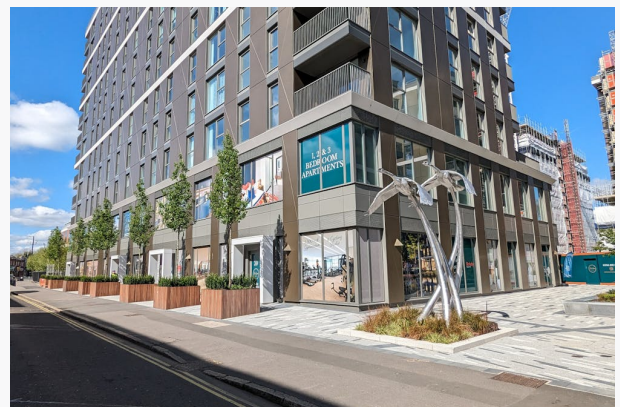
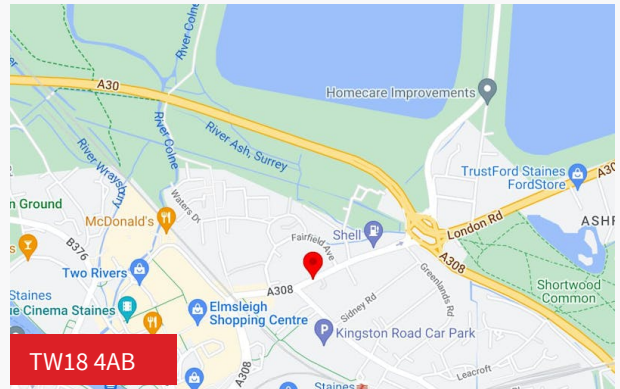
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged



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