



## Sycamore Farm

Chertsey Lane, Staines-upon-Thames, TW18 3NG

### Secure Open Storage Site with Workshop & Office Space To Let

**44,714 sq ft**

(4,154.07 sq m)

- B8 Storage and Distribution Use
- Close proximity to M25 & M3
- Heathrow London Airport (5.7 miles)
- Electrical and water supply
- Workshop (1,516 sqft)
- Office (2,657 sqft)

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## Summary

Available Size	44,714 sq ft
Rent	£280,000 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The site comprises a B8 / B2 secure open storage yard totaling 44,714 sqft (approx. 1 acre), it is predominantly rectangular shape with a storage areas and a central building comprising of a workshop and offices which have been refurbished throughout with capped off utilities. The storage areas have recently been levelled and surfaced with type 1 scalping's.

## Location

The site is located off of Chertsey Lane in Staines and is approximately 1.4 miles from the M3 and within 3 miles of the M25 Motorway. Heathrow London Airport is located 5.7 miles from the site and Staines town centre 0.7 miles benefiting from the abundance of shops, restaurants, cafes in the Two Rivers shopping centre.

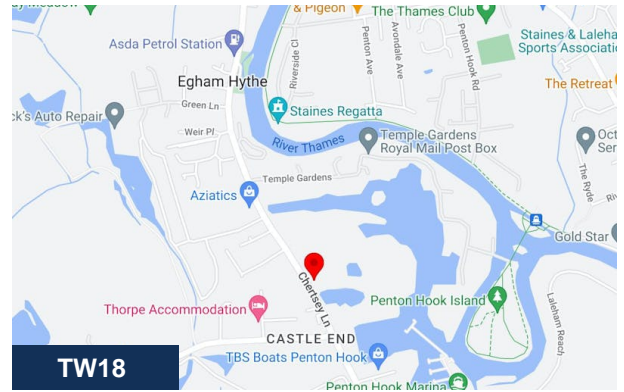
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - Site Area	44,714	4,154.07	Available
Outdoor - Soft Standing	6,342	589.19	Available
Unit - Office	2,057	191.10	Available
Unit - Workshop	1,561	145.02	Available
<b>Total</b>	<b>54,674</b>	<b>5,079.38</b>	

## Video

- Marketing Video - <https://vimeo.com/920121191?share=copy>



## Viewing & Further Information



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