

# STAINES UPON THAMES

36b Kingston Road, TW18  
4LN



## INDUSTRIAL / WAREHOUSE TO LET

**1,116 SQ FT**

- Great Road Prominence in a Town centre location
- Forecourt yard area of 2,200 sq.ft
- Available on flexible lease terms
- Warehouse unit of 1,116 sq.ft
- Available to a range of users
- Located 0.2 miles for Staines Train Station
- Located 0.3 miles to the Staines Bypass A30 & A308
- Office and W/C facilities

**WAREHOUSE UNIT WITH GREAT ROAD FRONTAGE AND FORECOURT  
AREA**



### Summary

Available Size	1,116 sq ft
Rent	£30,000 per annum
Rates Payable	£8,100 per annum April 2023 valuation
Service Charge	£0.50 per sq ft
EPC Rating	D (93)

### Description

The premises consists of a double warehouse unit of 1,116 sq.ft with loading doors on either side of the front elevation as well as office accommodation and w/c facilities. The forecourt area of the premises is circa 2,200 sq.ft and provides an area for car parking and light external storage.

### Location

The unit is located directly off Kingston Road and provides good prominence off the main road. The unit is within walking distance to all the main amenities, with Staines Station only a 2-minute walk away, and located adjacent to M25 J:13 with a 12 minute approx drive to Heathrow Airport.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	1,116	103.68	Available
Outdoor - Yard	2,200	204.39	Available
<b>Total</b>	<b>3,316</b>	<b>308.07</b>	

### Viewings

Strictly by appointment through the sole agents.

### Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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