

Time for a fresh view

Dating from the late 1970's, Thameside House is a vacant former office building located in the centre of the bustling Surrey town of Staines Upon Thames. The property occupies a prominent corner site of around 0.58 acres (0.23 ha) and provides accommodation over ground and 3 upper floors, along with a rooftop plant area. The upper floors of the building enjoy views over the River Thames and beyond.

At ground level is undercroft parking for approximately 15 cars with access off Westbrook Road with further public car parking available nearby. Please note that an additional car park for around 30 cars may be available by separate negotiation.



PROMINENT TOWN
CENTRE LOCATION



0.58 ACRE SITE WITH PARKING



CLOSE TO LOCAL AMENITIES



ATTRACTIVE SURREY
MARKET TOWN

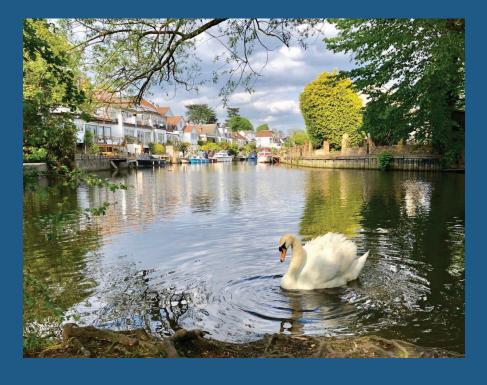


HIGH STREET 0.5 MILES



VIEWS OVER THE RIVER THAMES







O1 SOUTH ST, STAINES, TW18 4LZ

A desirable opportunity

Thameside House provides an exceptional development opportunity in the centre of vibrant Staines Upon Thames. The prime location offers the potential to refurbish for alternative uses, subject to planning, such as a hotel operation, or other uses that would contribute towards the vitality of Staines Upon Thames.

With its close proximity to the M25, Heathrow Airport and other popular local attractions, Thameside House is ideally situated for a high-quality development that would enhance the town's economic vibrancy.

It is recognised that the existing building will require extensive internal remodelling in order to be converted to alternative uses. It should be noted that any proposal which involves demolition of the existing structure is likely to be resisted by our clients.

Floor	Sq Ft	Sq M
Ground	4,610	428
First	12,656	1,175
Second	12,656	1,175
Third	12,656	1,175
Roof Top Plant Room	3,316	308
Total	45,894	4,261

Approximate Gross Internal Area



O2 SOUTH ST, STAINES, TW18 4LZ



CONNECTIONS

Easy come, easy go

Thameside House is located in central Staines Upon Thames and benefits from excellent connections to Heathrow Airport, the M25, M3 and M4 motorways.

Staines railway station is just 0.4 miles away. The amenities of the Town Centre and the attractive riverside parks are in walking distance.

By Car	Miles	Time
Heathrow	6	12 mins
M25	2	6 mins
M3	6	10 mins
M4	7	11 mins
Thorpe Park	3	9 mins
Ascot Racecourse	9	25 mins

By Rail

48 mins
35 mins
58 mins
1hr 31 m
1hr 51 m

WEST DRAYTON SLOUGH M4 J15 WINDSOR LEGOLAND J14 Heathrow M25 J13 A30 0 ASHFORD A308 STAINES MPON Great Windsor Park Thorpe VIRGINIA WATER **M3** J12 SUNNINGHILL CHERTSEY **M3** M25 СНОВНАМ

SOUTH ST, STAINES, TW18 4LZ ///beans.river.divide

Further Information

Planning

The property has an established office use although has been vacant for some time. More recently (2020) a planning application was submitted for a residential led redevelopment of the site (to include other land) although this application was subsequently withdrawn.

The property is not located in a conservation area and has an allocation for employment use in the current local plan. However, the Council are keen to consider alternative uses that would deliver a high-quality development for this prominent town centre building. Interested parties are encouraged to engage with the selling agents with regards to proposed uses.

The Opportunity

Thameside House is offered for sale by way of a new long leasehold interest at a peppercorn ground rent. The term of the long lease is to be agreed but is anticipated to be 250 years. It is anticipated that any transaction will be agreed on a subject to planning basis and the Council are also open to alternative structures that may deliver a reduce capital receipt initially but in return for an income stream.

Price On Application

Viewing

By appointment with the sole agents:



Maria Hoadley

07584 649059 MHoadley@vailwilliams.com **David Podesta**

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THAMESIDE HOUSE

SOUTH ST, STAINES, TW18 4LZ



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In accordance with Anti Money Laundering requirements, two forms of identification will be required from the 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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