



THAMESIDE HOUSE

SOUTH ST, STAINES, TW18 4LZ

A unique development opportunity for a hotel, high quality office or alternative use.
(Subject to planning.)

Views over River Thames.
0.58 Acre Site

THE BUILDING

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



ACCOMMODATION

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



*Indicative floor plan.
Not to scale.*

LOCATION

An attractive locality

A wide range of food, drink and retail facilities are within easy reach of Thameside House. Travelling to and from the property is direct and simple.



Staines Railway station
10 min walk



Elmsleigh Shopping Centre
3 min walk



M25 Motorway
11 min drive



Heathrow T5
12 min drive

Memorial Gardens

Pillow Partners

M25 J14

Heathrow

Staines Station →

Elmsleigh

Superdrug

COSTA COFFEE

MATALAN

H&M

Waterstones

TESCO

Staines Bus Station

SOUTH STREET

A308

A308

Mercure HOTELS

THAMES LODGE

RIVER THAMES

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 | Time |
|-------------|----------|
| Waterloo | 48 mins |
| Heathrow | 35 mins |
| Reading | 58 mins |
| Oxford | 1hr 31 m |
| Southampton | 1hr 51 m |

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THE DETAILS

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

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