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TO LET

OFFICE – 1,579 SQ FT (146.69 SQ M)

4-8 Kingston Road, Staines-Upon-Thames, Surrey, TW18 4LG

DESCRIPTION

Modern retail/office showroom premises with an extended glazed frontage. The premises has suspended ceilings with recessed lighting and air conditioning units offering a mainly open plan area with ancillary kitchen / break out space, storage and w/c areas.

LOCATION

The premises is situated in the town centre at one of the major road and traffic light junctions at the corner of Kingston Road and the High Street. Adjoining users include Twenty Kingston Road and One London Road, both multi storey occupied office buildings. Also close by are the substantial new London Square and Eden Grove residential quarters. Staines railway station with access to the London Waterloo mainline is within a short walk.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Retail Unit	1,579	146.69

AMENITIES

- Modern, air conditioned
- Extensive frontage
- Next to major office schemes and new residential developments

RENT

£45,000 per annum.

RATES

Rateable Value - £41,000 (2026)

VAT

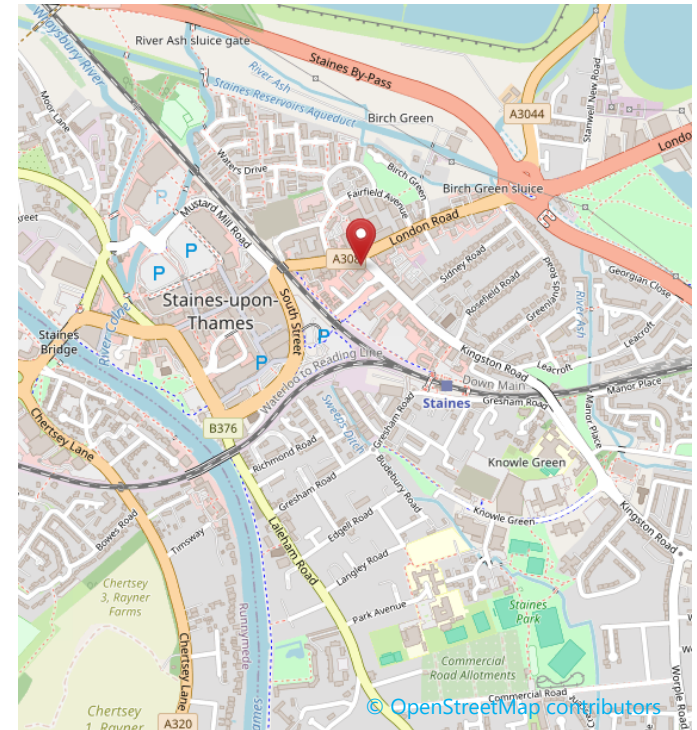
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



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