



Rent £55,000 Per annum

Size 1,584 Square feet

Ref #3363

## Address

**Address:** 4-8 Kingston Road

**Postcode:** TW18 4LG

**Town:** Staines

**Area:** Surrey

## Location

Central Staines location next to major office schemes and new residential developments, with good access with Junction 13 of the M25 and within a five minute walk to Staines railway station. Staines benefits from a huge variety of shops, restaurants, pubs and businesses and nearby occupiers include Jewson, Primark, H&M, Wagamama and many more.

## Description

Available to let is this prominently positioned ground floor unit, ideally located on Kingston Road and the High Street at a major traffic light junction in Staines, a busy and vibrant market town.

The unit would suit a variety of different uses under the E use class, such as:

- Standard Retail shops
- Cafes and Restaurants
- Financial, Legal, Estate Agents and Other business uses
- Medical clinics and Health Centres
- Day nurseries
- Gym and fitness centres
- General Office Use

The property benefits from excellent visibility and high levels of both passing traffic and pedestrian footfall. It offers quick and convenient access to the M25 and is close to Heathrow Airport.

The unit features extensive glazed frontage onto Kingston Road and the High Street, providing strong natural light and advertising potential. Internally, it benefits from suspended ceilings, recessed lighting, and air conditioning.

Accommodation comprises an open-plan retail area of approximately 1,484 sq ft, store rooms of approximately 100 sq ft., and separate Male and Female WC's.

EPC Rating B.

Early viewings are highly recommended.

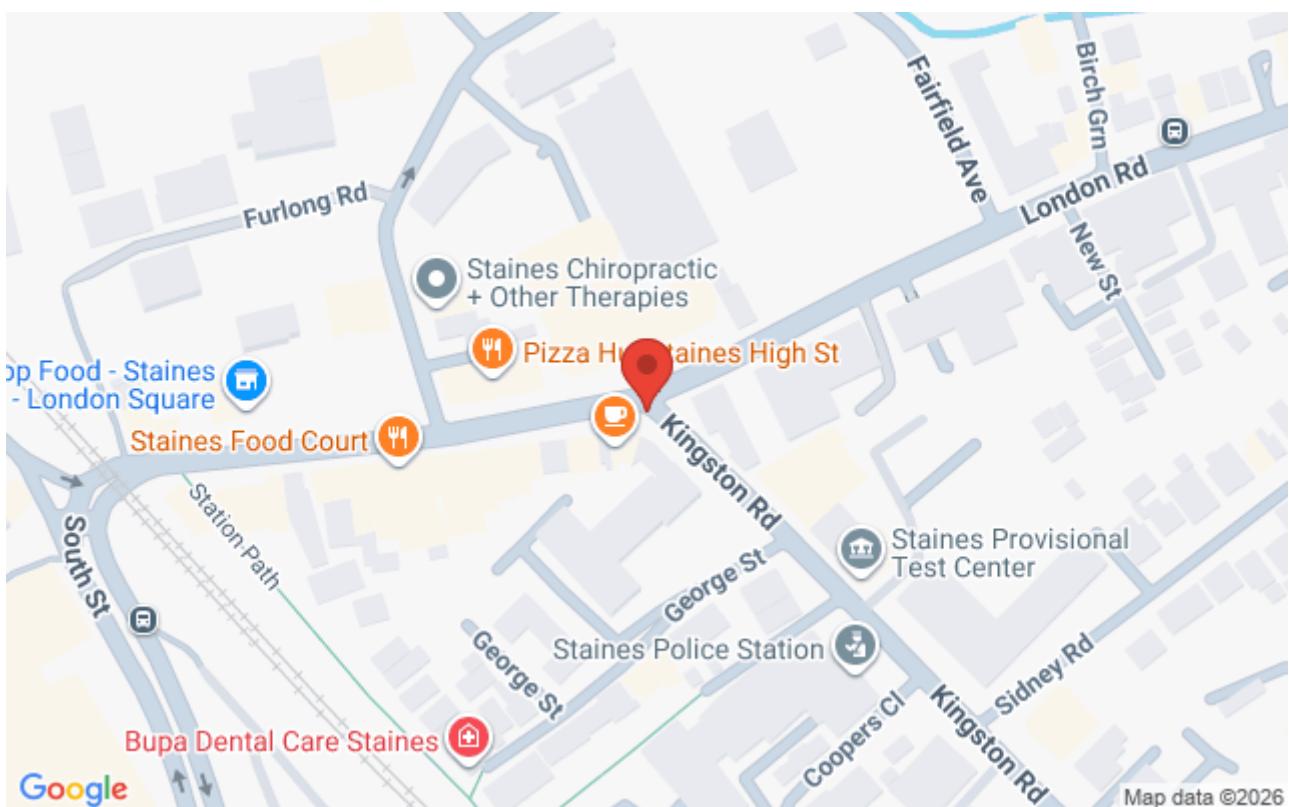
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£55,000 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a rateable value of £41,000 as of the 1st April 2026, payable at the prevailing rate.
<b>Lease details:</b>	New FRI lease for a term to be agreed for a period of between 5-20 years at an initial rent of £55K PA exclusive, subject to 5 yearly upward only rent review. A sale may be possible by way of a 125 lease at a nominal ground rent with POA.

## Features

- ✓ 'E' Use class
- ✓ Prominent location
- ✓ Parking close by
- ✓ Air Conditioning
- ✓ High footfall
- ✓ Close to many multiples
- ✓ Close to railway station

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

