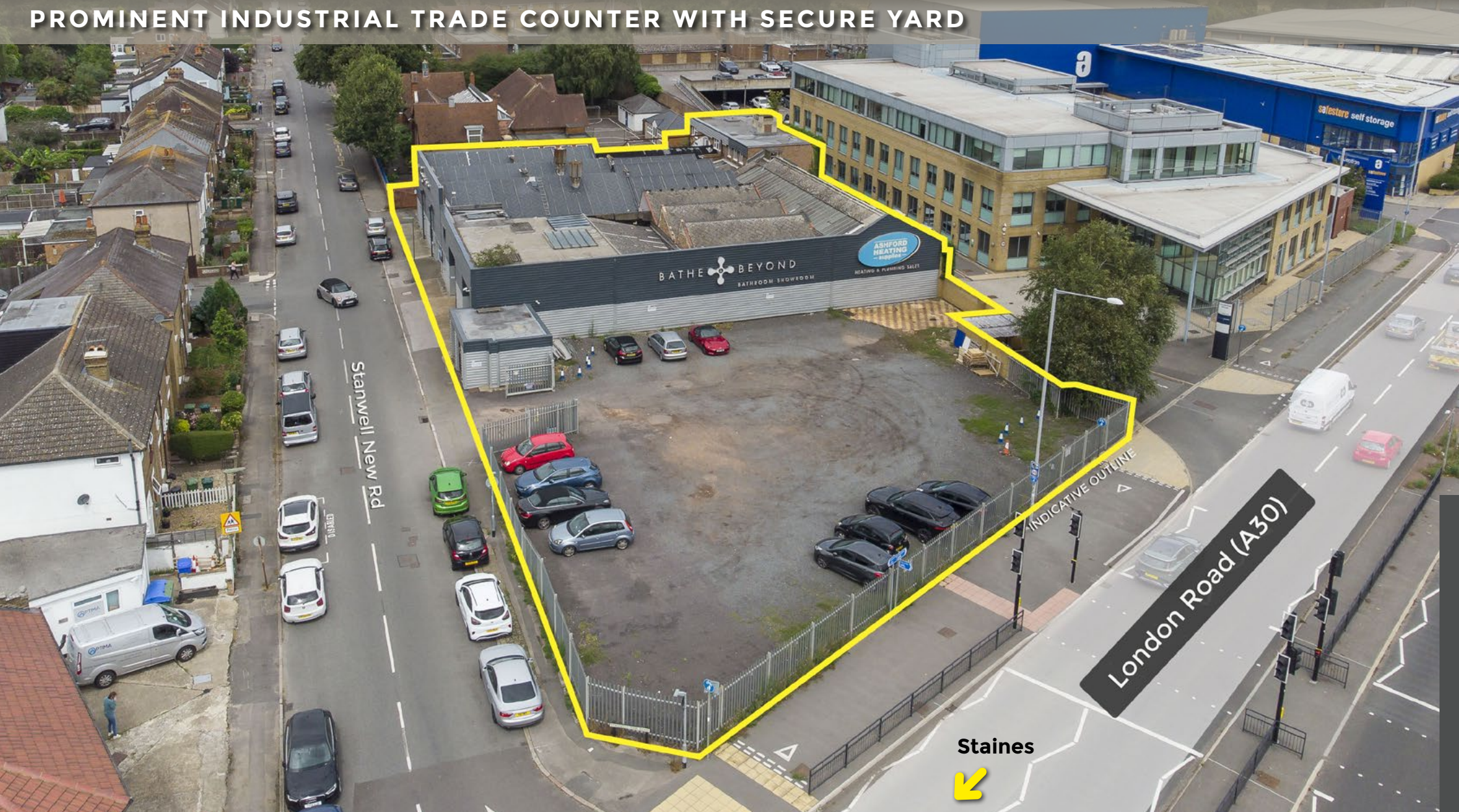


FREEHOLD

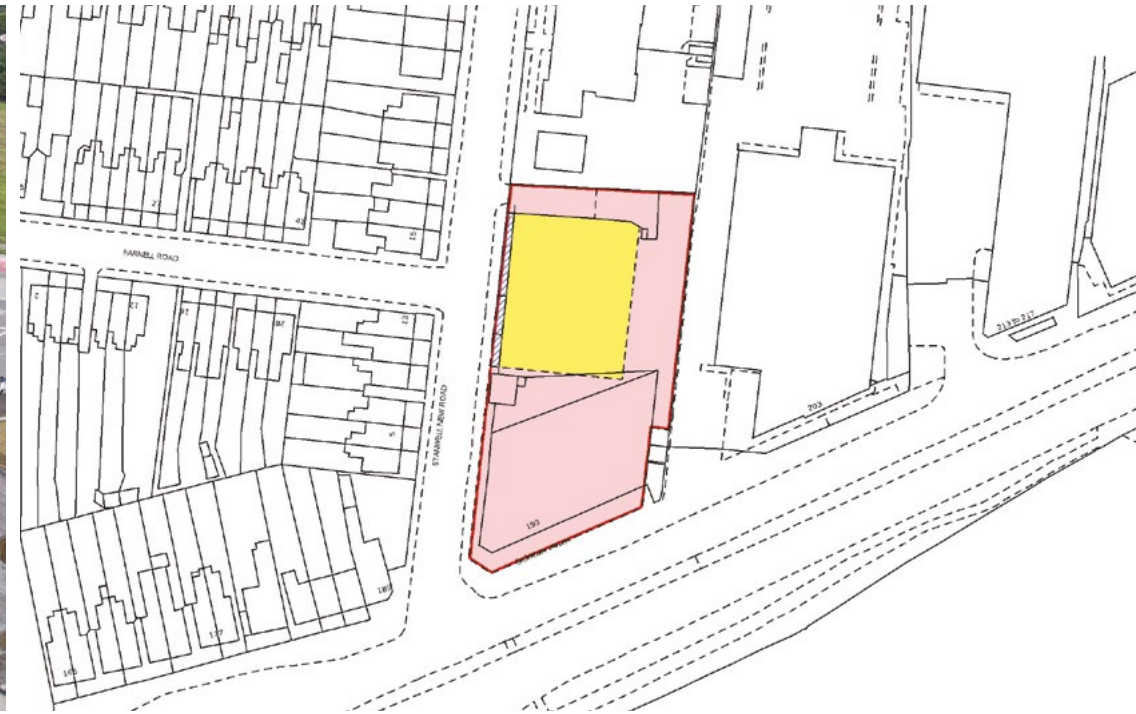
193 LONDON ROAD
STAINES UPON THAMES | TW18 4HR

PROMINENT INDUSTRIAL TRADE COUNTER WITH SECURE YARD



PLANNING PERMISSION GRANTED
FOR 42,000 SQ FT THREE STOREY SELF-STORAGE FACILITY

14,283 SQ FT (1,327 SQ M)



SUMMARY

Freehold Site Area	0.63 acres (27,443 sq ft)
Current Configuration	The property consists of a standalone trade counter/showroom unit featuring a prominent frontage.
Existing Accommodation	14,283 sq ft (net internal area)
Rental Income	Currently produces an annual rental income of £87,500, derived from two short-term lease agreements.
Land Registry Title	Title Number: SY459827

PLANNING PERMISSION

Full planning consent for a self-storage scheme was granted by Spelthorne Borough Council on 19th September 2024. The approved proposal allows for the demolition of the existing vacant trade counter and industrial/storage unit, making way for the development of a new, purpose-built steel portal frame facility. Designed specifically for self-storage use, the building will feature insulated metal-clad facades above a brickwork plinth and will provide **42,000 sq ft of storage accommodation across three floors**. The scheme includes a **gross internal area of 14,000 sq ft**, with an eaves height of 8.1 metres to the underside of the haunch, along with **14 allocated parking spaces**.

Planning Reference: 23/01524/FUL

Misrepresentation

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers or lessors. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice.

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TENANCY SCHEDULE

The entire site is currently fully let under two separate lease agreements, both contracted outside the provisions of the Landlord and Tenant Act 1954.

Area	Tenant	Term	Rental Income
Warehouse Unit	Car Dealership	Exp 01/02/26	£45,000 pa
Yard Area	Ford Motor Company	Exp 26/01/26	£42,500 pa
TOTAL			£87,500 pa

Both leases are subject to landlord break options on three months' notice, offering flexibility for future redevelopment or vacant possession if required.

PRICE & TERMS

Offers are invited in excess of **£4,250,000**, reflecting approximately **£101.19 per sq ft** based on the consented 42,000 sq ft self-storage development.

The property is held freehold and is being offered for sale with the benefit of:

- Existing short-term income from two tenancies
- Full planning permission for a comprehensive self-storage redevelopment scheme
- Flexible vacant possession potential, achievable through short notice periods

LOCATION

The site is prominently located on the London Road (A30) with direct access to the M25 less than 2 miles to the east and the wider motorway network including Central London. Heathrow Airport is a short drive north up the A30 with Terminal 4 within 4 miles. The site further benefits from good public transport with Staines Overground Station within less than a mile of the premises with the high street a short walk away.

SAT NAV: TW18 4HR

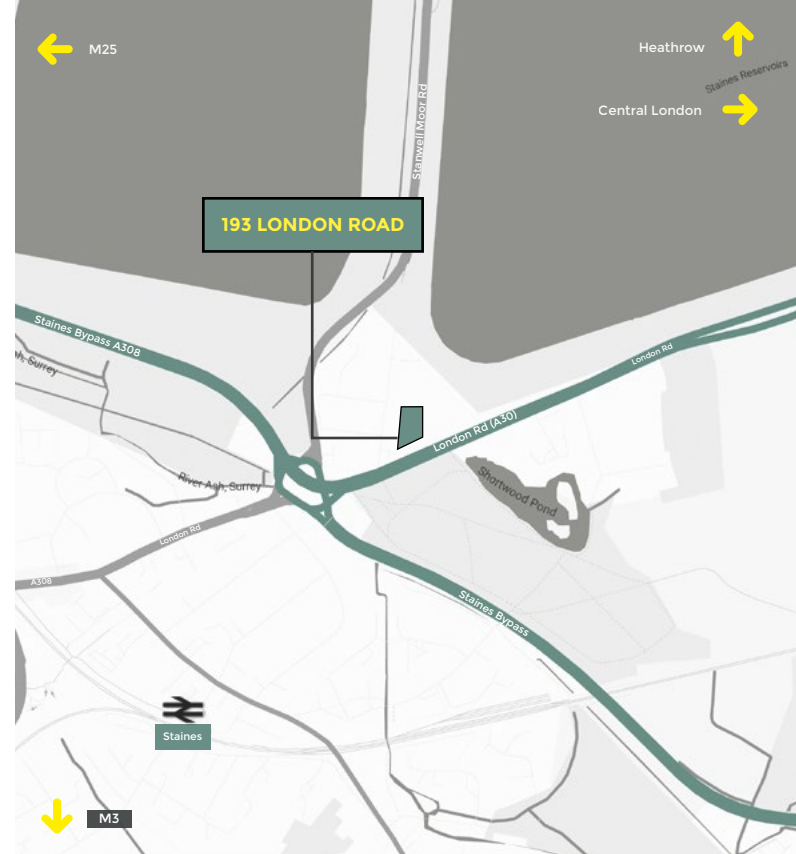
DESCRIPTION

The premises comprises a prominently detached trade counter / showroom unit with the ground floor warehouse accessed via multiple roller shutter doors serviced further via a rear loading bay. Open plan cellular office accommodation is situated to the first floor, with a large securely gated yard allowing for further loading and ample parking located to the front elevation.

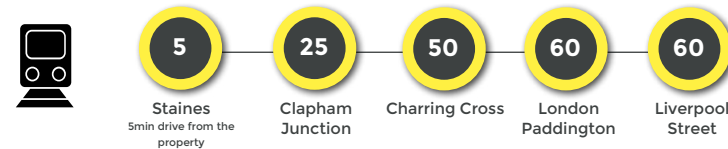
ACCOMMODATION

Area	Sq Ft	Sq M
Ground Floor	10,466	972.32
First Floor	3,044	282.80
TOTAL	14,283	1,326.93
<i>Approx. Yard Area</i>	<i>12,000</i>	<i>1,114.84</i>

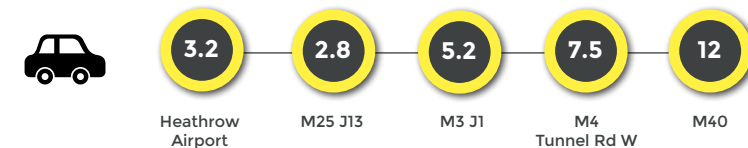
All measurements are based on a approximate gross internal area.



Travel Distances from Staines Station to London (in minutes)



Proximity to Major Road Links & Airports (in miles)



Source: Google Maps

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EPC

Available upon request.

LEGAL COSTS

Each party to bear their own costs.

BUSINESS RATES

Interested parties are advised to contact Spellthorne Borough Council to confirm this figure.

VAT

All prices are subject to VAT.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

VIEWING

By appointments with joint sole agents.

TELSAR

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