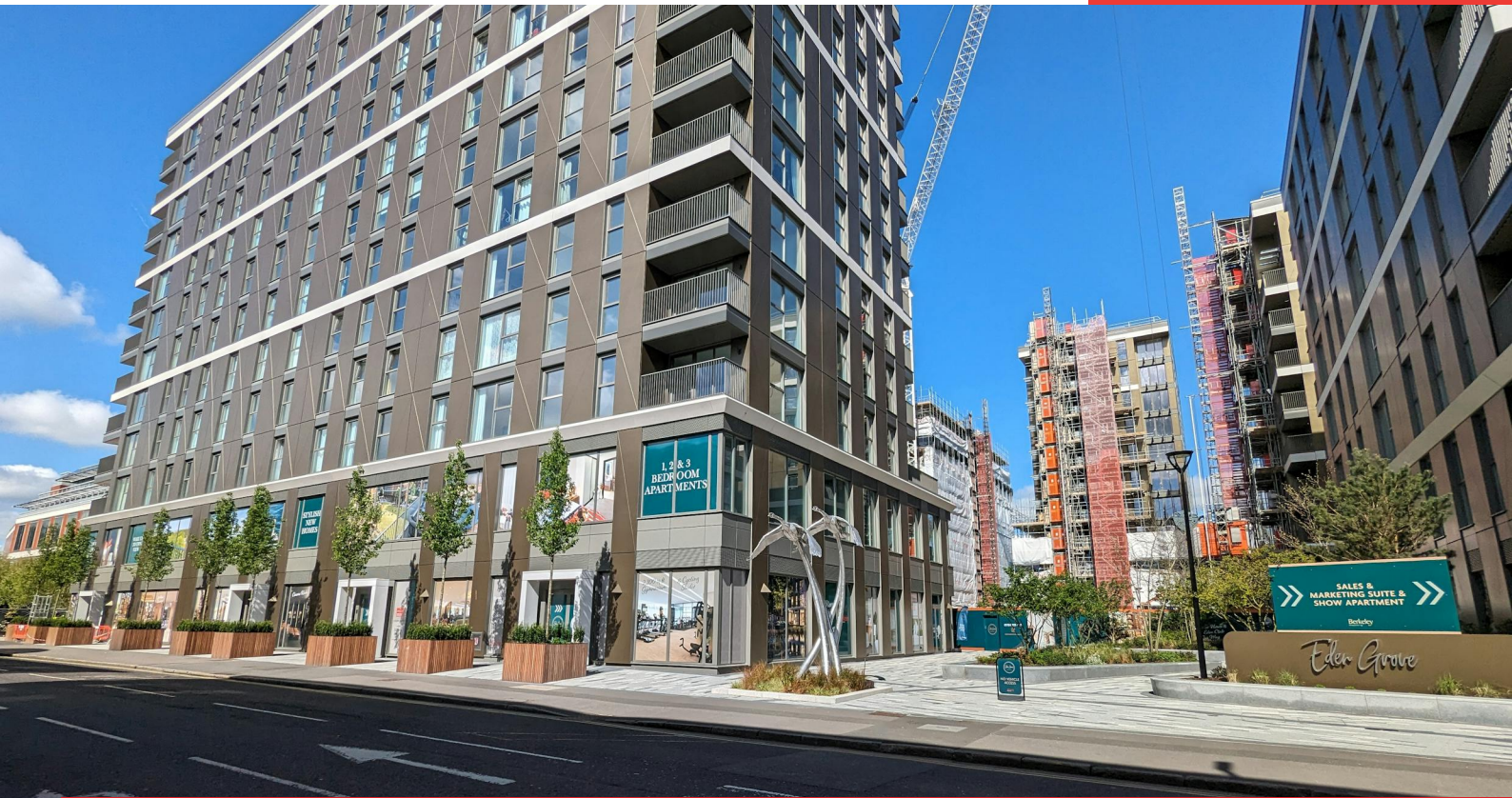




Eden Grove

London Road, Staines-upon-Thames, TW18 4AB

New Class E commercial units within the Eden Grove residential development

1,428 to 5,085 sq ft
(132.67 to 472.41 sq m)

- Four ground floor units available individually
- Suitable for shops, restaurants and offices
- Prominent frontage to London Road
- Ready for occupation with capped off services
- 0.3 miles from Staines upon Thames station
- 3 minutes from M25 Junction 13

Summary

Available Size	1,428 to 5,085 sq ft
Rent	£34,500 - £46,000 per annum
Business Rates	To be assessed
Service Charge	£1.56 per sq ft subject to change
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Eden Grove is a new residential led development providing 489 apartments. Four ground floor commercial units are available within the scheme, offering versatile E-class space suitable for retail, restaurant and office occupiers.

The units will be delivered in shell condition with capped off services and are equipped to accommodate extraction systems. Unit 1 further benefits from the use of a commercial bin store and is well suited to restaurant occupiers.

Location

The units benefit from prominent frontage to London Road, a main thoroughfare into Staines-upon-Thames town centre, offering high visibility and accessibility.

Eden Grove is located at 15-51 London Road, 0.3 miles from Staines-upon-Thames railway station, which provides regular services to London Waterloo and Reading. M25 Junction 13 is within a 3 minute drive, giving easy access to Heathrow Airport (10 minutes) and the wider motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Unit 1	1,838	170.76	£46,000 /annum	Available
Ground - Unit 2	2,473	229.75	£59,000 /annum	Under Offer
Ground - Unit 3	1,428	132.67	£34,500 /annum	Available
Ground - Unit 4	1,819	168.99	£43,700 /annum	Available

Terms

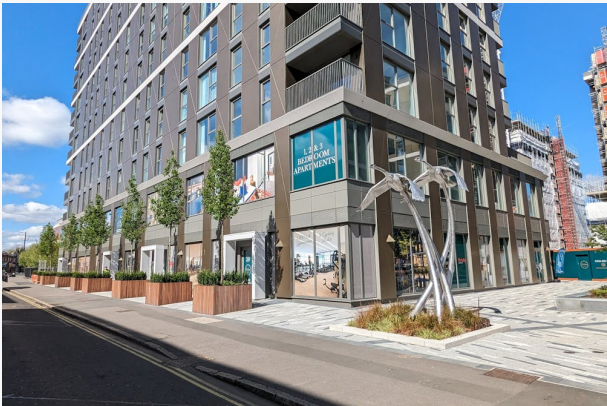
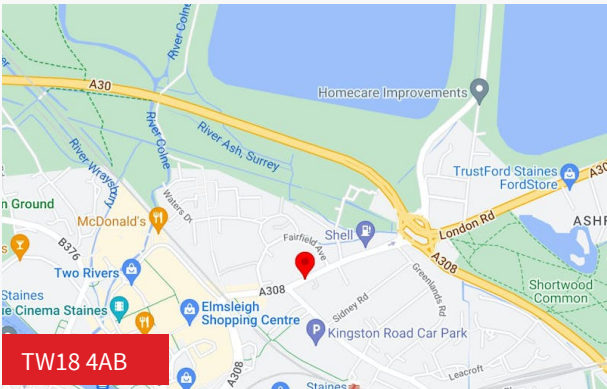
The properties are available on new effective full repairing and insuring leases for terms to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 04/08/2026