

FREEHOLD INVESTMENT

273-275 LONDON ROAD, STAINES UPON THAMES, TW18 4JJ

FOR SALE

£8,000,000

This investment freehold site comprises of 6 separate titles totalling **1.514 acres**: SY825229, SY407732, SY533909, SY535332 SY467972, SY467971.

Located on London Road, the site is currently in use for open storage with surface parking, and is fully fenced to all boundaries with security lighting.



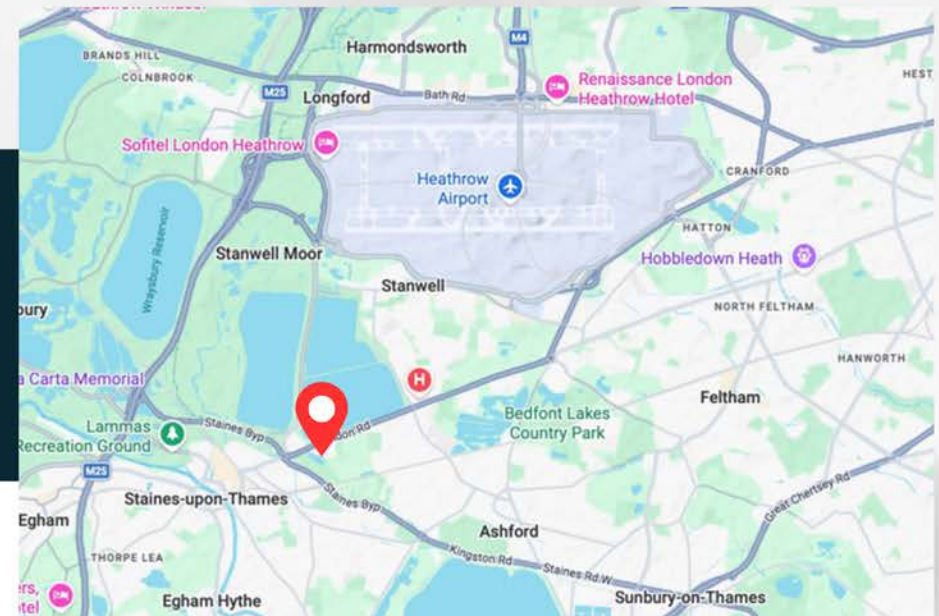
CURRENT TENNACY INCOME

Currently let until 22nd February 2029 at an annual rate of £429,195 per annum. Further details of current tenancy available upon request.

LOCATION

Prominently situated on London Road in Staines-upon-Thames, the site benefits from excellent connectivity to the M25, M3 and wider motorway network, with Heathrow Airport also within easy reach. The location provides convenient access to Staines-upon-Thames town centre and the surrounding commercial areas of Heathrow, Egham and West London.

Heathrow Airport (T5)	-	3 miles
Heathrow Airport (Cargo)	-	3.4 miles
M25 (J13)	-	2.3 miles
M3 (J1)	-	4.5 miles



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