

Unit 3, Eden Grove

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

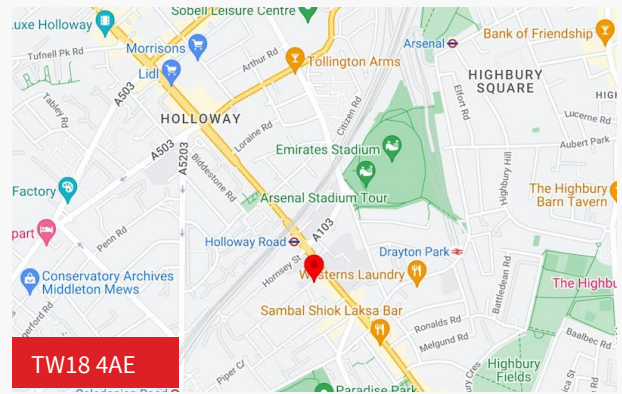
Commercial unit within new Eden Grove residential development

1,428 sq ft
(132.67 sq m)

- Commercial units within new residential development
- Ideal for shops, restaurants and offices
- Prominent frontage on London Road
- E-class units provided in shell form

Summary

Available Size	1,428 sq ft
Rent	£46,000.00 per annum
Business Rates	Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Service Charge	£1.56 per sq ft Subject to change
VAT	Applicable
Estate Charge	Subject to change
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment



Description

These ground floor commercial units, situated within the newly developed Eden Grove residential complex, offer versatile E-class commercial space. The Eden Grove development will provide 489 residential units, housing 1,173 people.

These units will be delivered in a shell condition, with capped-off services and units are equipped to accommodate extraction systems.

Location

Units benefit from prominent frontage along 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 train station which provides regular services to London Waterloo and Reading. Junction 13 M25 is within a 3 minute drive, which provides easy access to Heathrow Airport (10-minute drive) and the wider motorway network.

Terms

The units are available via a new lease directly with the Landlord, with 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 fees incurred in the transaction.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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