



COMMERCIAL OPPORTUNITIES

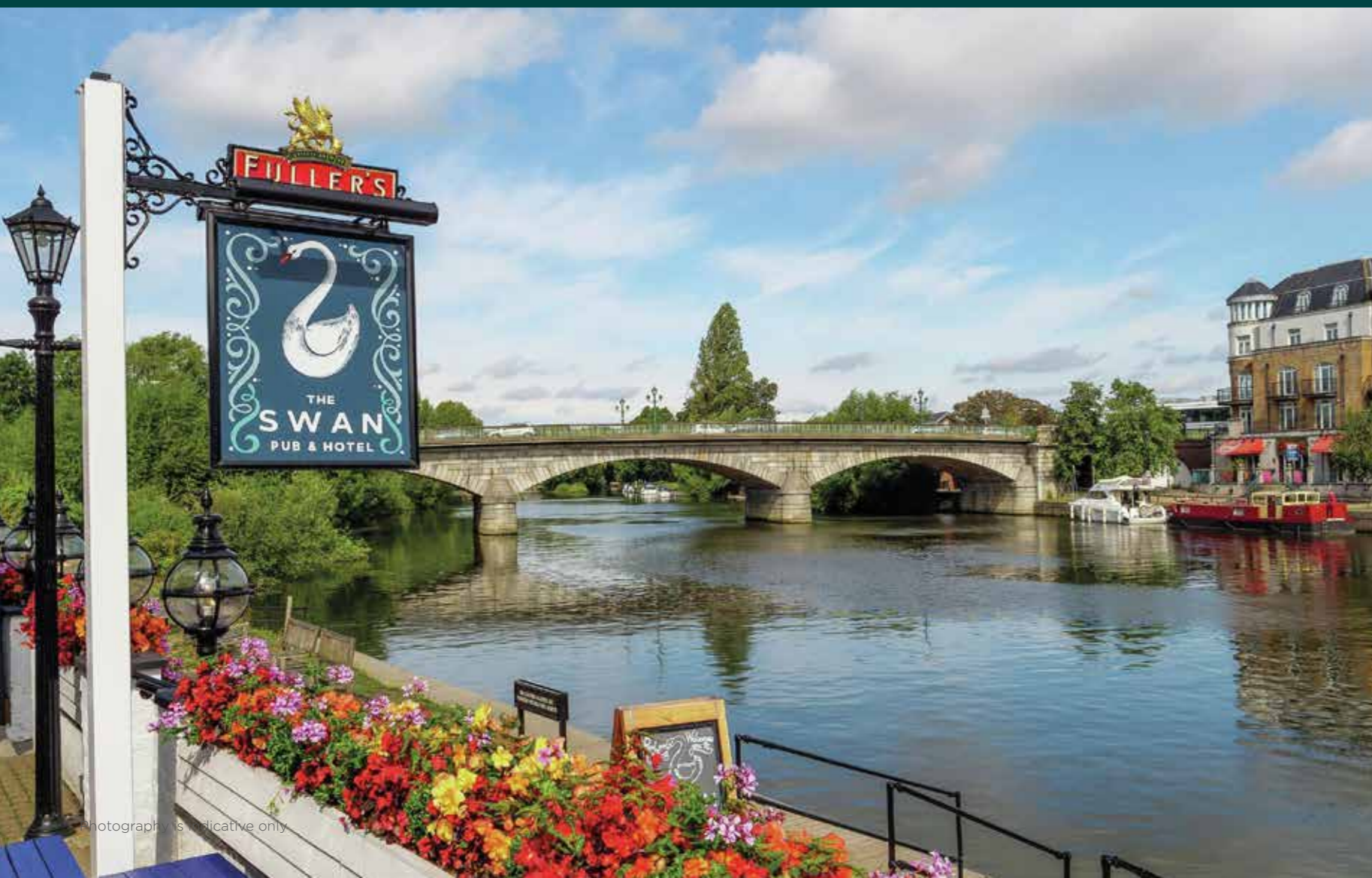
STAINES-UPON-THAMES: WHERE QUALITY
OF LIFE MEETS INVESTMENT POTENTIAL



Berkeley
Designed for life

ONCE UPON A THAMES...

The Eden Grove ground floor commercial units give retail occupiers the opportunity to occupy space in Staines-Upon-Thames vibrant mixed-use quarter. These commercial units are situated within the new Eden Grove development, which will be home to 489 new apartments and 18,136 sqft of commercial space when completed. All of the commercial units have frontage on to London Road, a bustling thoroughfare offering an ideal location for shops, restaurants and offices.





HEATHROW AIRPORT

TWO RIVERS SHOPPING CENTRE

CENTRAL LONDON

ELMSLEIGH SHOPPING CENTRE

STAINES TRAIN STATION

QUEEN MARY RESERVOIRS

STAINES RESERVOIRS

BIRCH GREEN

JUNCTION TO M3, M4 & M25

TWICKENHAM

STAINES-UPON-THAMES HIGH STREET

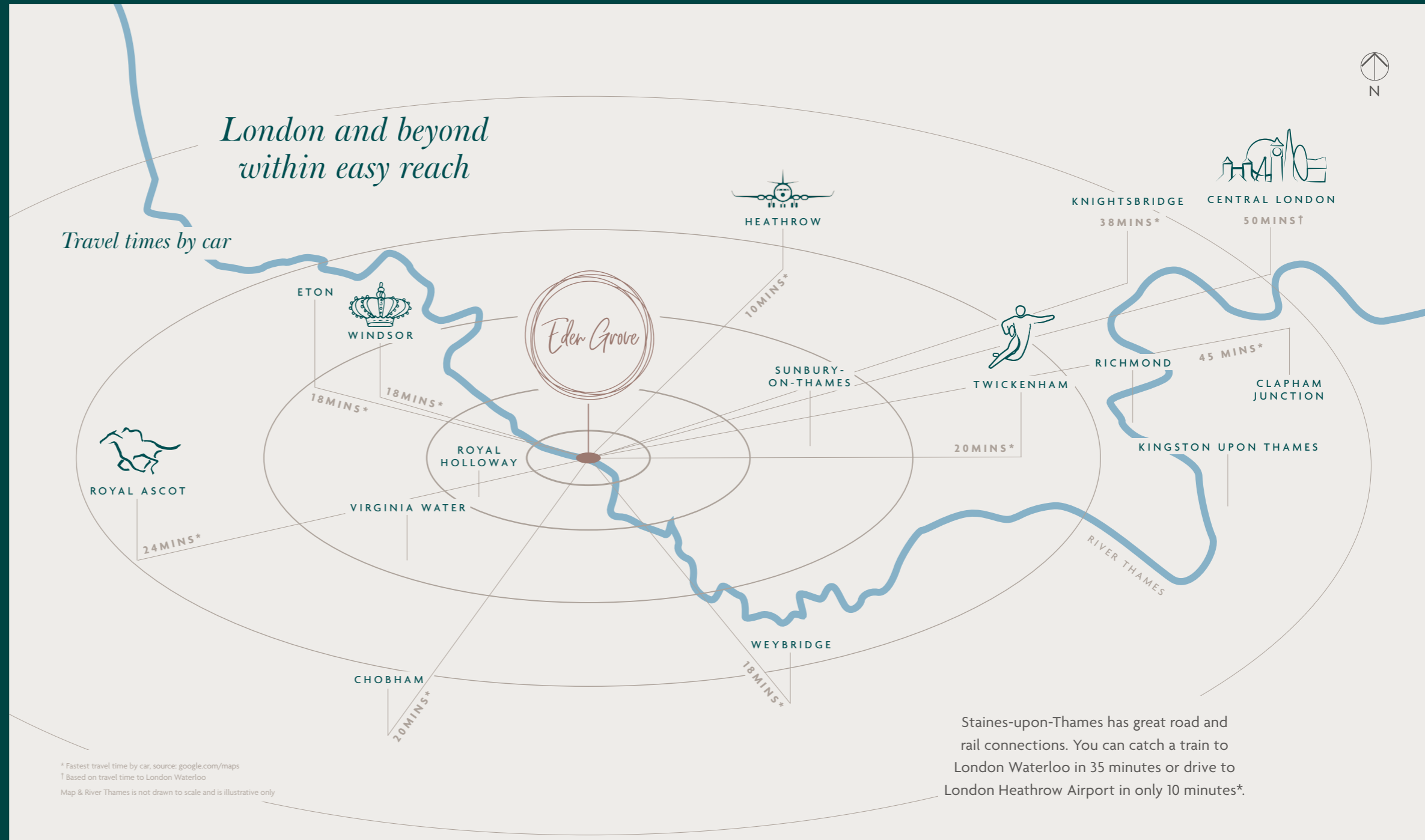
Eder Grove
LONDON ROAD
STAINES-UPON-THAMES

COMMERCIAL OPPORTUNITIES

OVERVIEW OF THE SITE

Eden Grove is located at 15-51 London Road only 0.3 miles north of Staines-Upon-Thames Train Station in the heart of the Surrey countryside within easy reach of central London within 32 minutes.

Heathrow Airport one of the worlds business international airports is only a quick 10 minute drive and access to the M25 Junction 13 within a 3 minute drive.



Staines-upon-Thames has great road and rail connections. You can catch a train to London Waterloo in 35 minutes or drive to London Heathrow Airport in only 10 minutes*.

Travel times by train



^ Fastest travel time by train from Staines train station, source: google.com/maps
Eden Grove is 0.3 miles from Staines train station

RETAIL OPPORTUNITIES

RETAIL AND LEISURE

- 1 Elmsleigh Shopping Centre
- 2 Two Rivers Shopping Centre
- 3 Staines Market
- 4 Waterstones
- 5 Pandora
- 6 Vue Cinema

FOOD AND DRINK

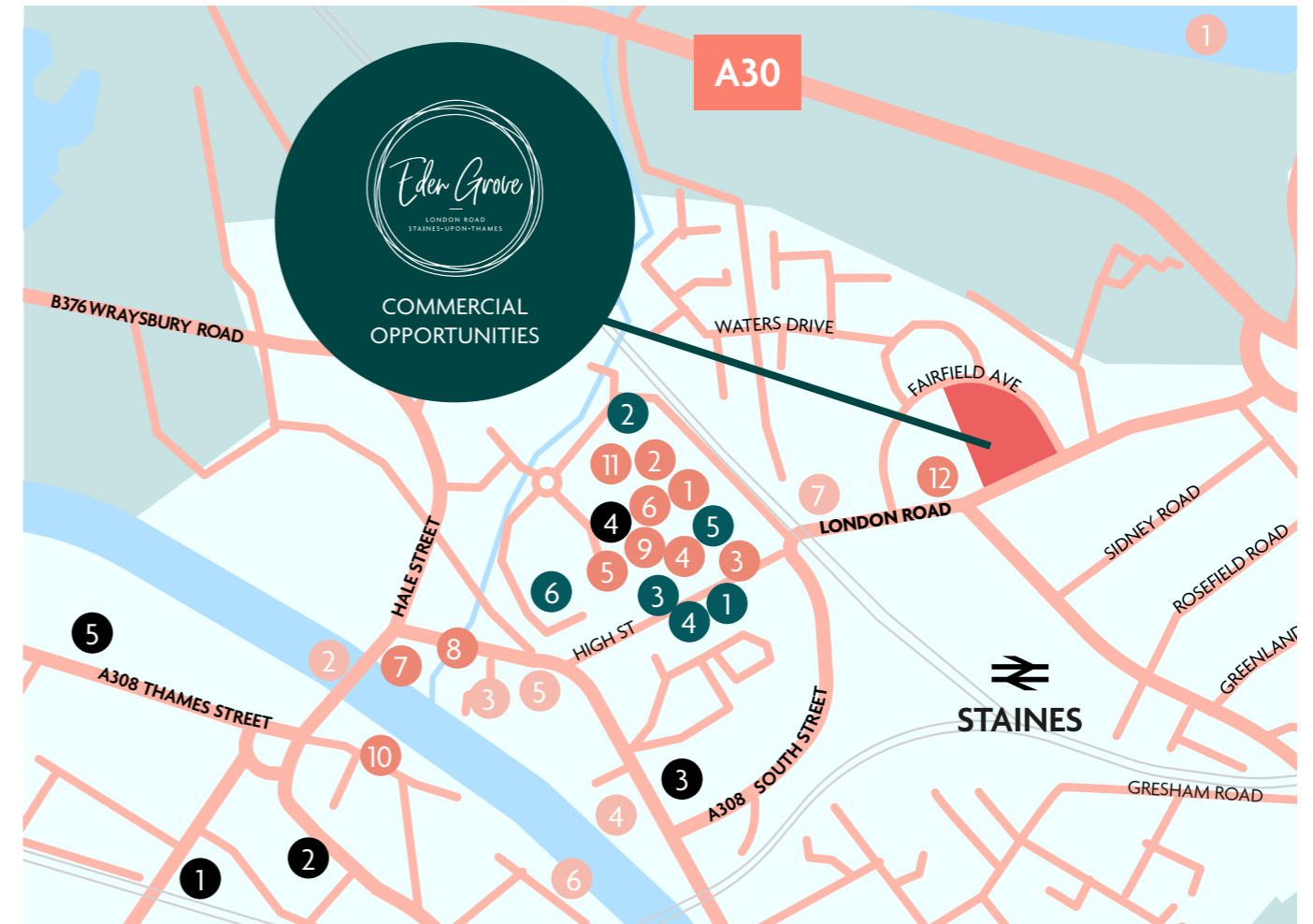
- 1 Gourmet Burger Kitchen
- 2 M&S
- 3 Pret a Manger
- 4 Starbucks
- 5 Zizzi
- 6 Wagamamas
- 7 Slug & Lettuce
- 8 Pizza Express
- 9 Prezzo
- 10 The Swan Hotel, Pub & Restaurant
- 11 Coco di Mama
- 12 Co-Op

OUTDOORS

- 1 King George VI Reservoir
- 2 Staines Bridge & River Thames
- 3 Market Square
- 4 Memorial Gardens
- 5 War Memorial
- 6 Staines Boat Club
- 7 Staines Mural

BUSINESS

- 1 Novuna
- 2 Bupa
- 3 Samsung
- 4 Sony
- 5 IFS



IN THE NEIGHBOURHOOD:



COMMERCIAL VISION

Staines-upon-Thames combines the benefits of suburban living, a riverside location, excellent transport links, and investment potential, making it an attractive place to live and invest in.

STAINES POPULATION

21,335*

* 2021 census



NEW DEVELOPMENTS



Eden Grove:
489
homes

1,173
people

Total new build in area:
984
units

2,360
people

AGE GROUPS

0-17 years
4,136

18-64 years
13,419

65+ years
3,740



RIVERSIDE LIVING

Situated along the picturesque River Thames, Staines offers stunning waterfront views, riverside walks, and a tranquil atmosphere. Riverside living adds a touch of serenity and natural beauty to the town, making it an appealing place for residents seeking a relaxed lifestyle.



DIVERSE HOUSING OPTIONS

Staines provides a diverse range of housing options, from historic cottages to modern apartments and family homes. This variety ensures that there's a suitable property for everyone, whether you're a young professional, a family, or a retiree.



GREEN SPACES

Staines is surrounded by beautiful parks and green spaces, such as Staines Moor and Laleham Park. These areas provide opportunities for outdoor activities, picnics, and a breath of fresh air.



THRIVING BUSINESS COMMUNITY

The town is home to a growing business community, with numerous corporate offices and business parks. This fosters job opportunities and makes it an appealing destination for investors seeking commercial real estate.



INVESTMENT POTENTIAL

Staines has shown consistent growth in property values over the years, making it an attractive destination for real estate investment. The town's strategic location, strong rental demand, and a diverse economy contribute to its investment potential.



CULTURAL AND RECREATIONAL ACTIVITIES

The town has a variety of cultural and recreational activities, including theaters, cinemas, shopping centers, and a vibrant dining scene, ensuring that residents have plenty to do in their leisure time.

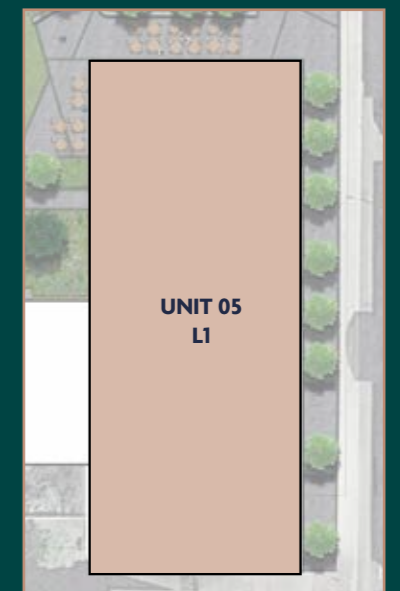


EDEN GROVE

SCHEDULE OF AREAS AND FLOOR/SPACE PLANS

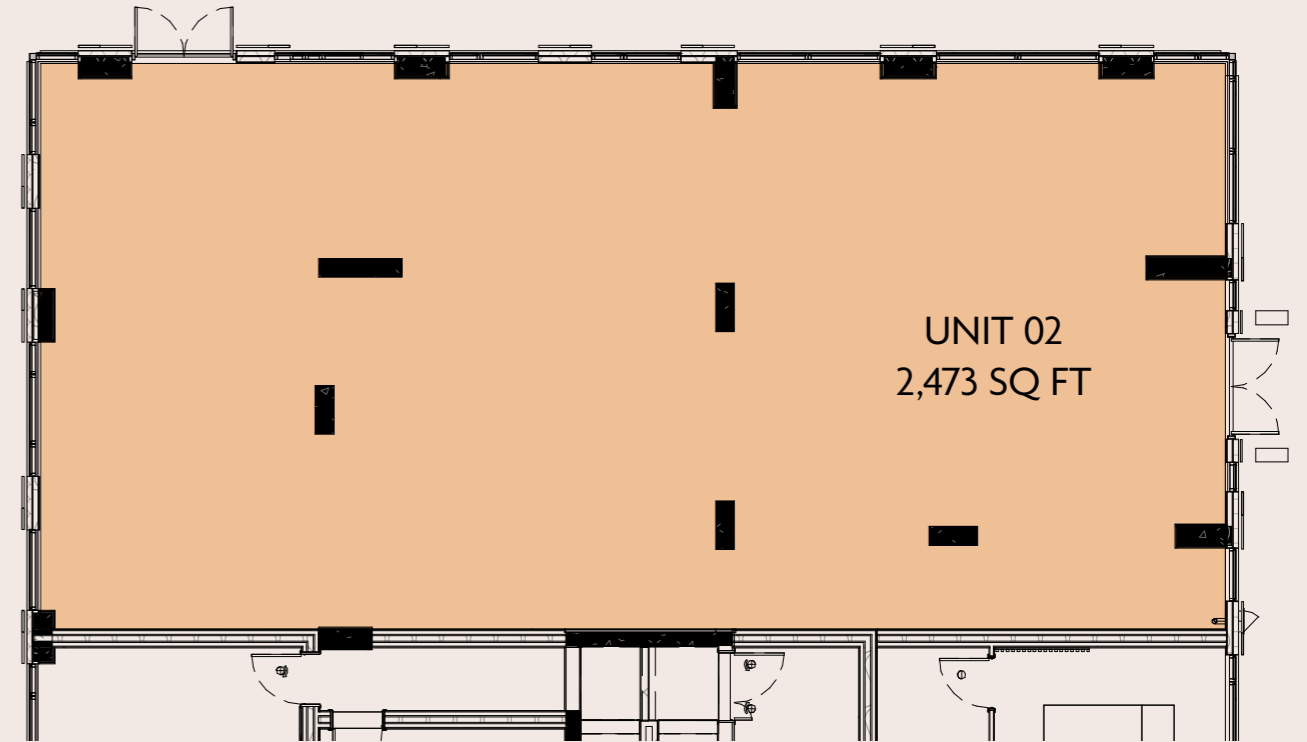
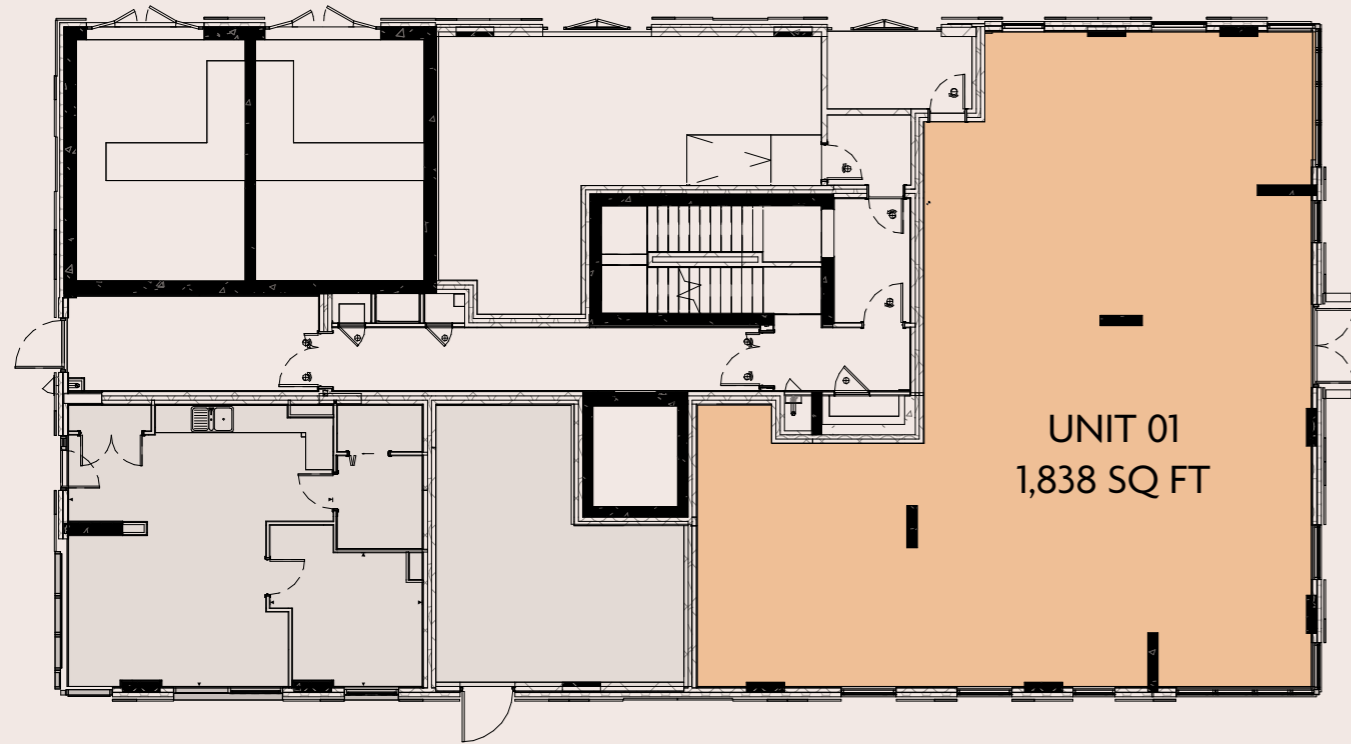


Block / Unit	Use	NIA (sq ft)
Fern House - 1	E, F1, F2	1,838.0
Lavendar House - 2	E, F1, F2	2,472.8
Lavender House - 3	E, F1, F2	1,427.5
Lavender House - 4	E, F1, F2	1,818.9
Lavender House - 5 (Office)	E, F1, F2	10,578.9
TOTAL		18,136

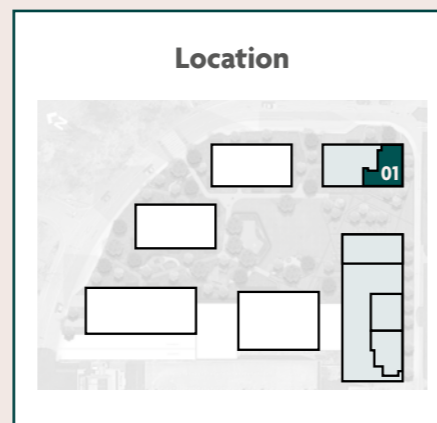


UNIT 01

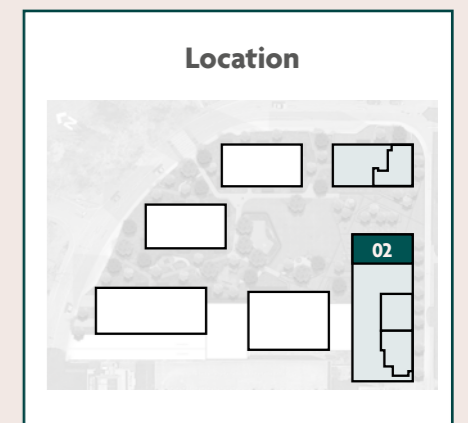
UNIT 02



Block Unit	Use	Area (sq ft)
Fern House - 1	E, F1, F2	1,838.0
Permitted Use	Availability	Quoting Rent
E-class	TBC	TBC
Charge	Timing	EPC
TBC	TBC	TBC

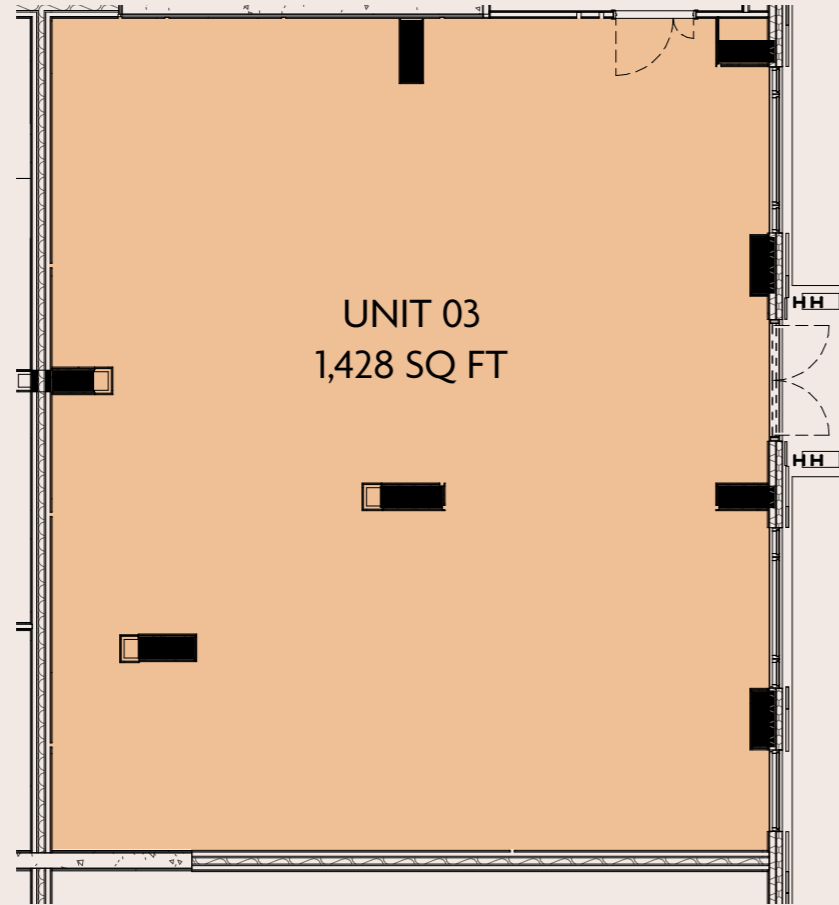


Block Unit	Use	Area (sq ft)
Lavender House - 2	E, F1, F2	2,472.8
Permitted Use	Availability	Quoting Rent
E-class	TBC	TBC
Charge	Timing	EPC
TBC	TBC	TBC

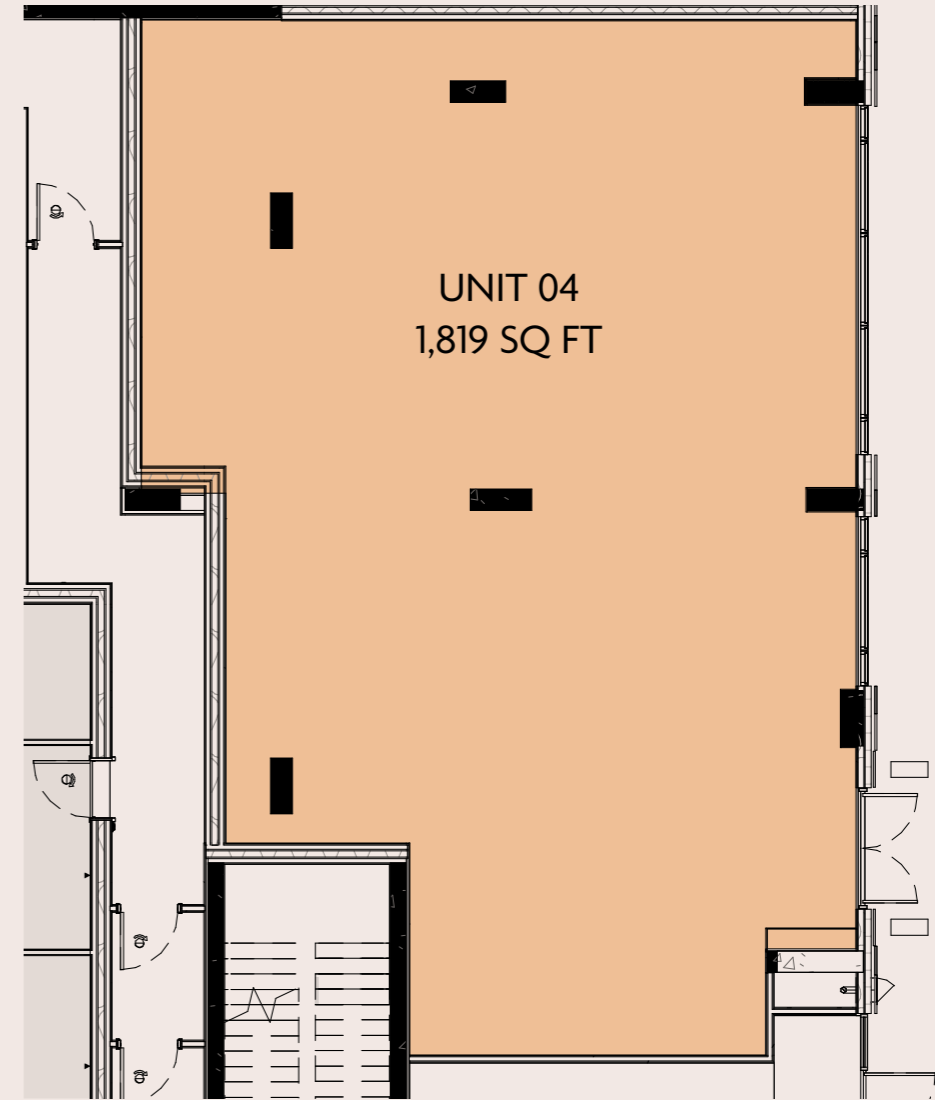


Floorplans shown for are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

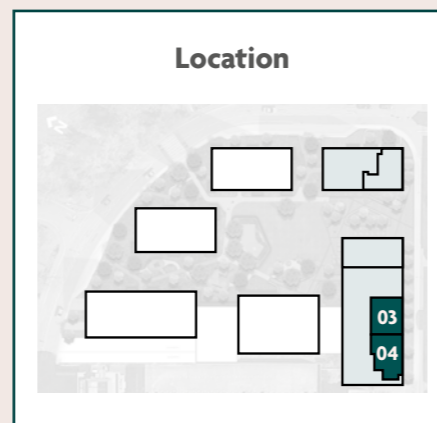
UNIT 03



UNIT 04

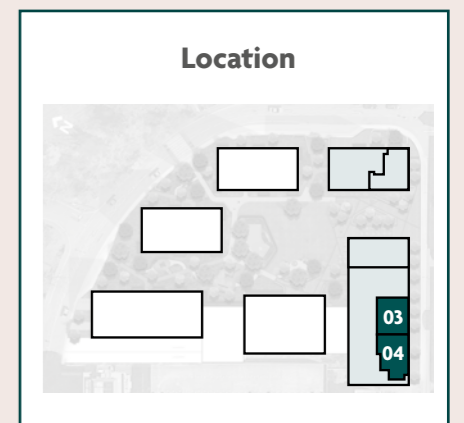


Block Unit	Use	Area (sq ft)
Lavender House - 3	E, F1, F2	1,427.5



Permitted Use	Availability	Quoting Rent	Service
E-class	TBC	TBC	TBC
Charge	Timing	EPC	
TBC	TBC	TBC	

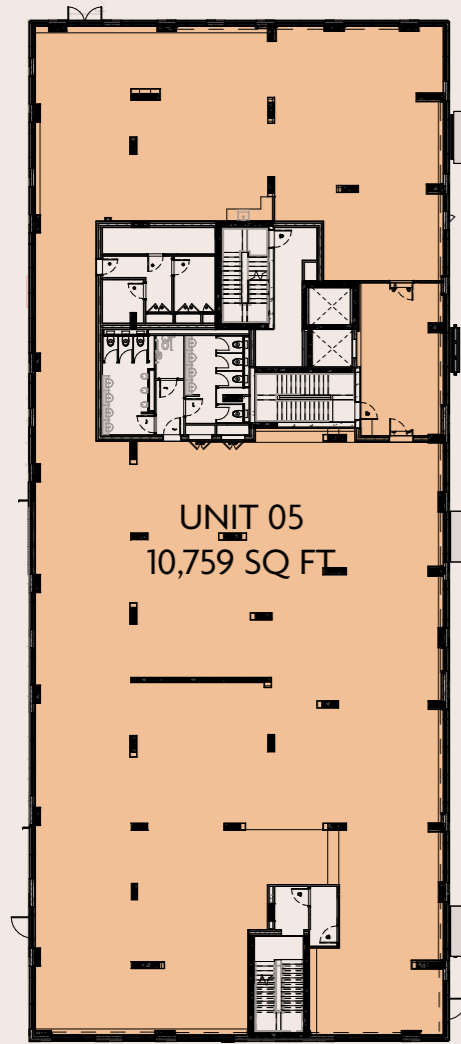
Block Unit	Use	Area (sq ft)
Lavender House - 4	E, F1, F2	1,818.9



Permitted Use	Availability	Quoting Rent	Service
E-class	TBC	TBC	TBC
Charge	Timing	EPC	
TBC	TBC	TBC	

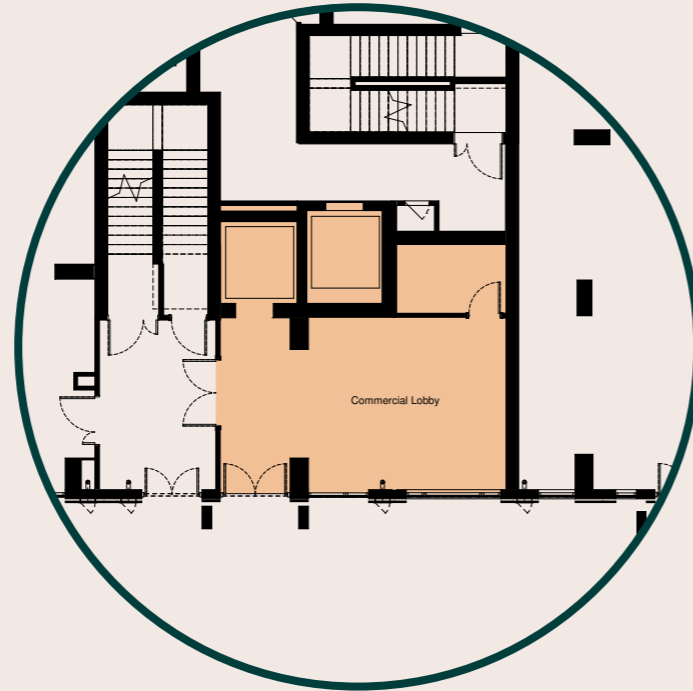
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UNIT 05



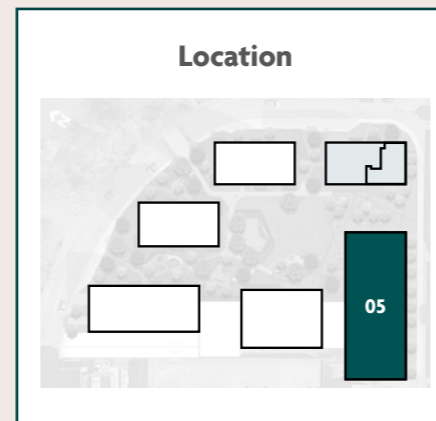
Level 01

Ground Floor Entrance



Block Unit	Use	Area (sq ft)
Lavender House - 5 (Office)	E, F1, F2	10,578.9

Permitted Use	Availability	Quoting Rent	Service
E-class	TBC	TBC	TBC
Charge	Timing	EPC	
TBC	TBC	TBC	



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Computer generated imagery and photography is indicative only



EDEN GROVE



LEASE

Term to be agreed.

AVAILABILITY

Unit 1 - immediately
Unit 2 & 4 - Q4-23
Unit 3 & 5 - Q4-25

RENT

Available upon request.

VIEWING

Strictly by appointment only.
Please contact Curchod & Co
01483 730 060

CONTACT



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