

Small Units For Sale



Rear of 131 High Street, Staines-upon-Thames, TW18 4PD

Unique opportunity to buy town centre warehouse / business space suited to a variety of uses.

Available Size	617 to 2,865 sq ft / 57.32 to 266.17 sq m
Business Rates	To be assessed
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

KEY POINTS

- Town centre position, close to the train station also A30 London Road / M25
- A range of sizes with two primary units of 1,237 sq.ft and 1,628 sq.ft approx.
- Modern conveniently situated tidy premises.

Description

The properties are close to the town's local Co-Op supermarket and comprises small warehouse / workshop business premises with vehicular access. The units form part of what originally was a basket manufacturer (F.W. Lewis) prior to becoming a home furnishing business. The ground floor units comprise ground floor open plan space, forming part of a larger business estate with a detached retail showroom at the front, plus a detached office with parking to the rear. The workshop / business units are in the middle of this prime town centre estate.

Location

The properties are on the south side of the High Street approximately 75m west of the junction between the High Street and Kingston Road with a wide frontage to a busy carriageway between traffic light junctions with Kingston Road, Fairfield Avenue and Mustard Mill Road. There is a bus stop opposite the site with footway/cycle path facilities on the High Street to the west and south of the site. A public footpath / cycle path links the High Street to Staines railway station 445 m via the neighbouring Station Path.

Heathrow Airport is 3 miles away, Central London is easily accessible by road and rail, the internationally recognised towns of Windsor and Ascot are close by and The M25 is on Staines door step.

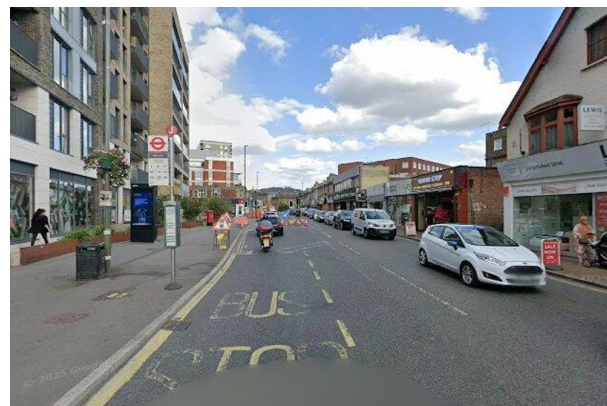
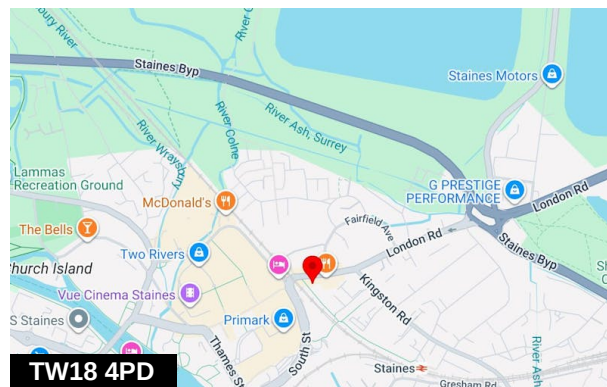
Accommodation

The accommodation comprises the following areas for guidance with a variety of size ranges

Name	sq ft	Price	Availability
Ground - Unit A - warehouse / store	783	£180,000subject to contract	Available
Ground - Unit B - warehouse / store	894	£200,000subject to contract	Available
Ground - Unit A and B Combined	1,628	£380,000subject to contract	Available
Ground - Unit C - warehouse / store	617	£140,000subject to contract	Available
Ground - Unit D - warehouse / store	620	£140,000subject to contract	Available
Ground - Unit C and D Combined	1,237	£280,000subject to contract	Available

Viewings

Via Christopher Thomas 07770 768342 or our joint agent Matthew Seary of Derwent Hillside 07950 464618



Viewing & Further Information

Christopher Thomas

01753 839390 | 07770 768342

ct@chthomas.com

MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Floor areas are approximate and strictly for guidance only. Generated on 17/11/2025

