

PROPERTY PARTICULARS

Units 11 & 12 Green Business Centre The Causeway Staines Middx TW18 3AL



Modern Business Units -TO LET

250/515 Sq. Ft. (23/48 sq m)

- “E” Class Business Units in prominent position
- Suitable for a variety of uses including office, storage, clean workshop retail & leisure
- Ideal for E business companies looking to expand and move from home!
- Available immediately on flexible lease terms |



Incorporating



Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – <http://www.commercialleaseweb.co.uk>

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Location

The property is situated in a prominent position fronting The Causeway **A308** linking Staines and Egham town centres, both circa ¾ mile distant. The property enjoys excellent access to the **A30** and **M25, J13** at Staines and via **A308** to **M3, J1** at Sunbury. Staines and Egham Stations are approx. 1 mile distant and provides a frequent service to London Waterloo and Reading. Heathrow Airport lies approximately 2 miles to the north.

The Green Business Centre is in an established commercial area with businesses including Future Electronics, Gartner Group, ADP, Travis Perkins and Wickes with Greggs, The Range, Halfords and Sainsbury a short walk away.

Description

The Green Business Centre fronts The Causeway at its junction with Lovett Road. The property is a purpose built two-storey building comprising a number of self-contained business units arranged in a horseshoe with some being at ground floor level and others at first floor level accessed by a covered veranda.

The units have the benefit of carpeting, a suspended ceiling incorporating lighting and 13amp power outlets. A tea station is provided within the unit while male and female toilets are situated in a communal block at the front of the site. In front of the building is a paved forecourt with 1 parking space per unit.

Accommodation

Unit 11 **250 Sq. Ft.)**
Unit 12 **265 Sq. Ft.)** **Combined total 515 Sq. Ft.**

Terms

The property is available to let on a new 3 Year Internal Repairing Leases. The Leases will incorporate a Tenant break clause exercisable at each quarter-day subject to a minimum of 3 months prior written notice. In addition, the Leases will incorporate a Landlords' break clause exercisable after the end of the first year at each quarter-day, subject to a minimum of 3 months prior written notice. The Leases will exclude Security of Tenure. The tenant will be responsible for electricity consumed. Rent on application.

Rateable Values& EPC

R.V. for each unit circa £4,350. 2026/27 Poundage £0.43.2p. The occupier is likely eligible for Small Business Rate Relief. EPC rating E.

Viewing

Strictly by prior appointment through Landlords agents':-

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