



## Eden Grove

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

### Commercial units within new Eden Grove residential development

1,819 to 7,558 sq ft  
(168.99 to 702.16 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	1,819 to 7,558 sq ft
Rent	£54,000 - £59,000 per annum
Business Rates	To be confirmed
VAT	Applicable
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. Both units are equipped to accommodate extraction systems, with Unit 01 providing access to a dedicated commercial bin store and Unit 02 offering access to an outdoor area for the occupiers use. Units 03 and 04 will be available within the next 12-months.

## Location

Both 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.

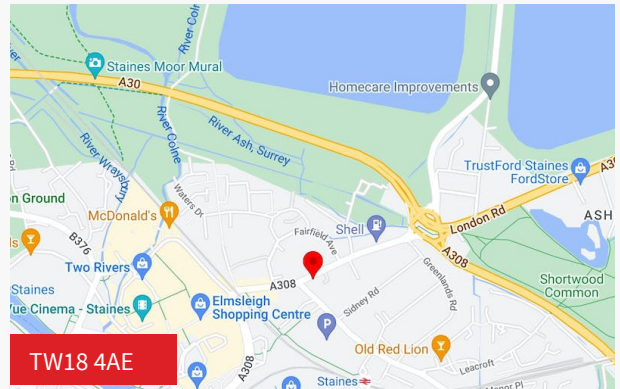
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 01	1,838	170.76	Available
Unit - 02	2,473	229.75	Available
Unit - 03	1,428	132.67	Coming Soon
Unit - 04	1,819	168.99	Coming Soon
<b>Total</b>	<b>7,558</b>	<b>702.17</b>	

## Terms

The units are available via a new lease directly with the Landlord, with terms to be agreed.



## Viewing & Further Information

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# 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

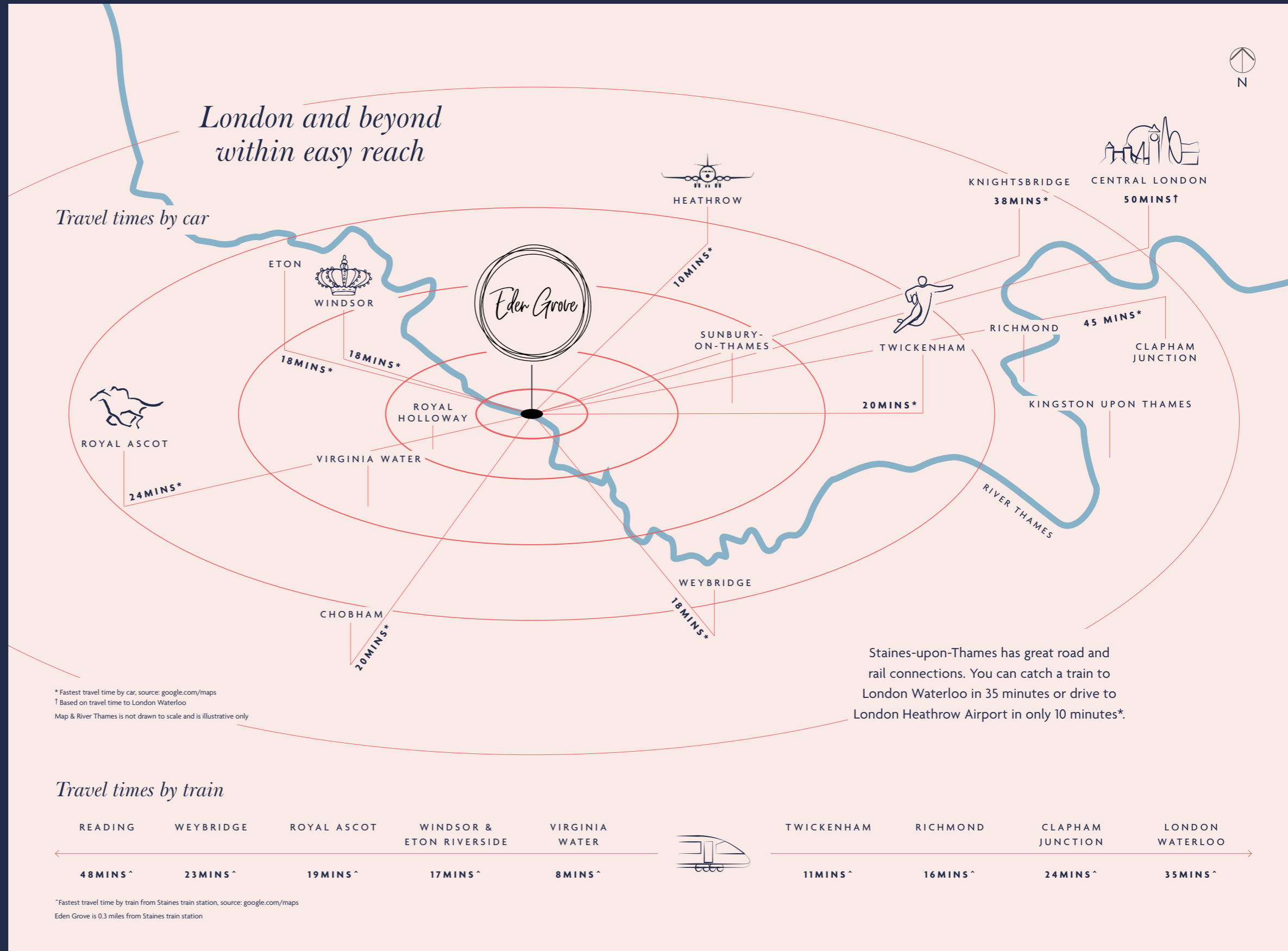
*Eder Grove*  
LONDON ROAD  
STAINES-UPON-THAMES

**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.



# 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

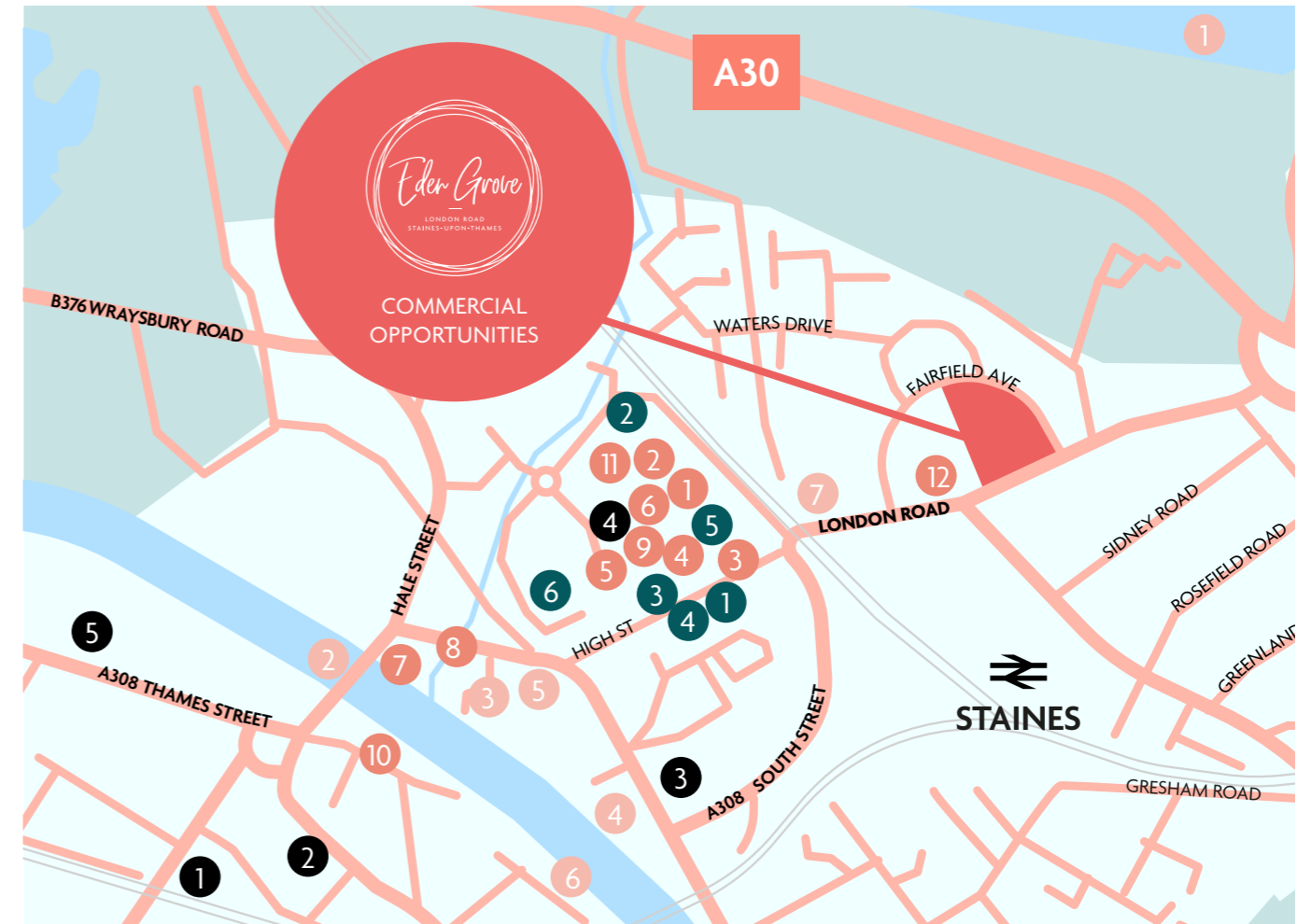
- 1 Gourmet Burger Kitchen
- 2 M&S
- 3 Pret a Manger
- 4 Starbucks
- 5 Zizzi
- 6 Wagamamas
- 7 Slug & Lettuce
- 8 Pizza Express
- 9 Prezzo
- 10 The Swan Hotel, Pub & Restaurant
- 11 Coco di Mama
- 12 Co-Op

## 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

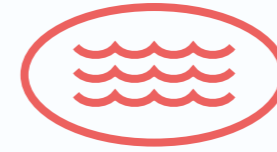
**2,360**  
people

## 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.



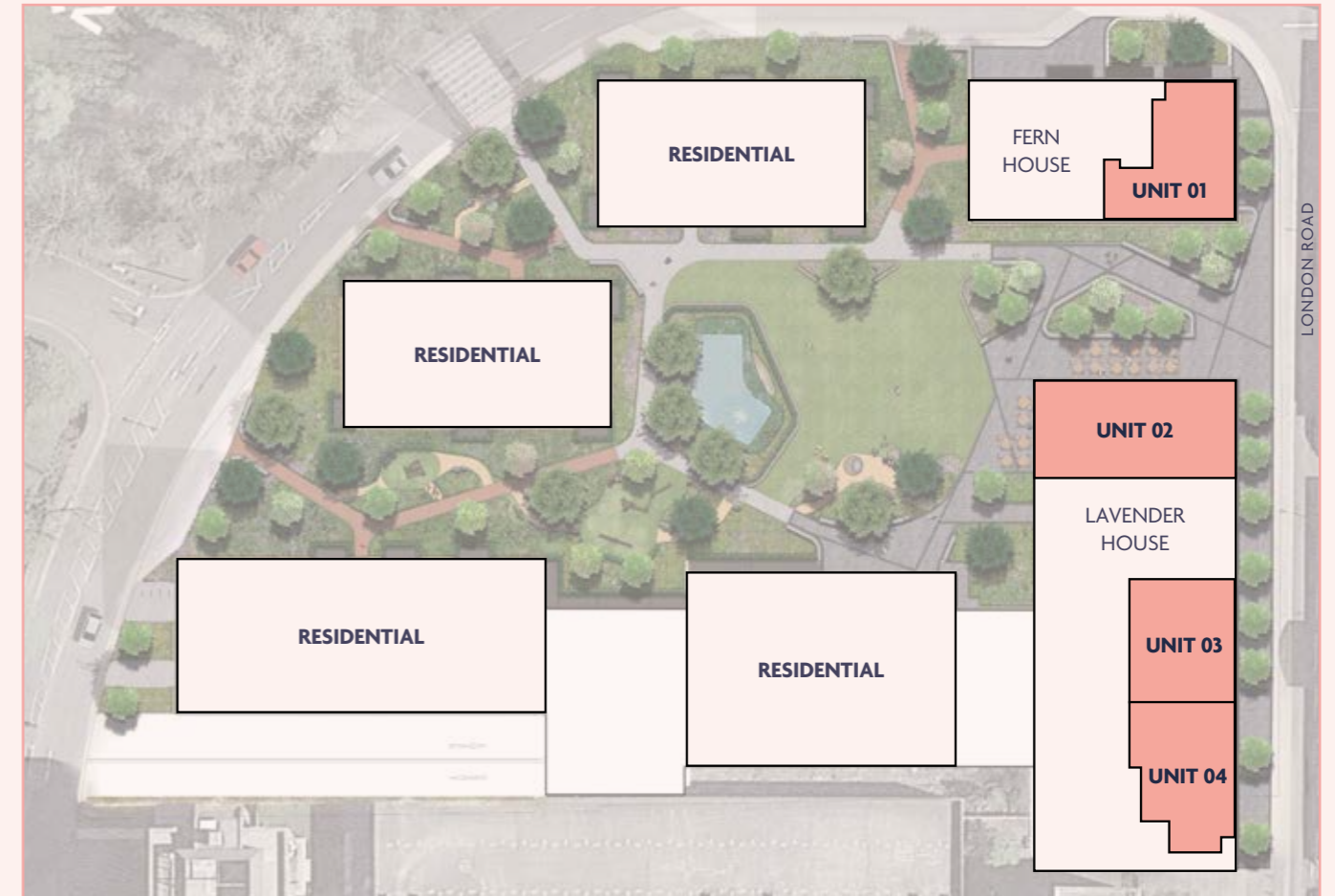
### CULTURAL AND RECREATIONAL ACTIVITIES

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.

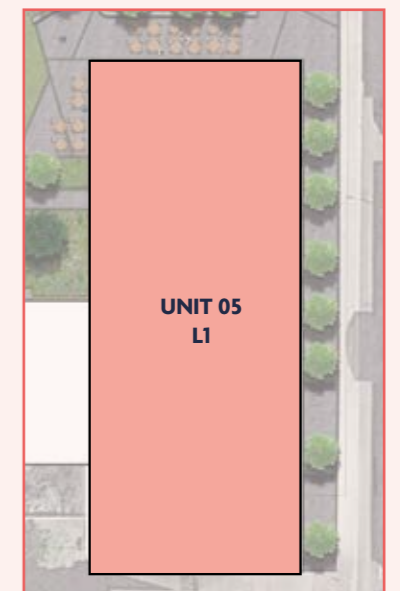


EDEN GROVE

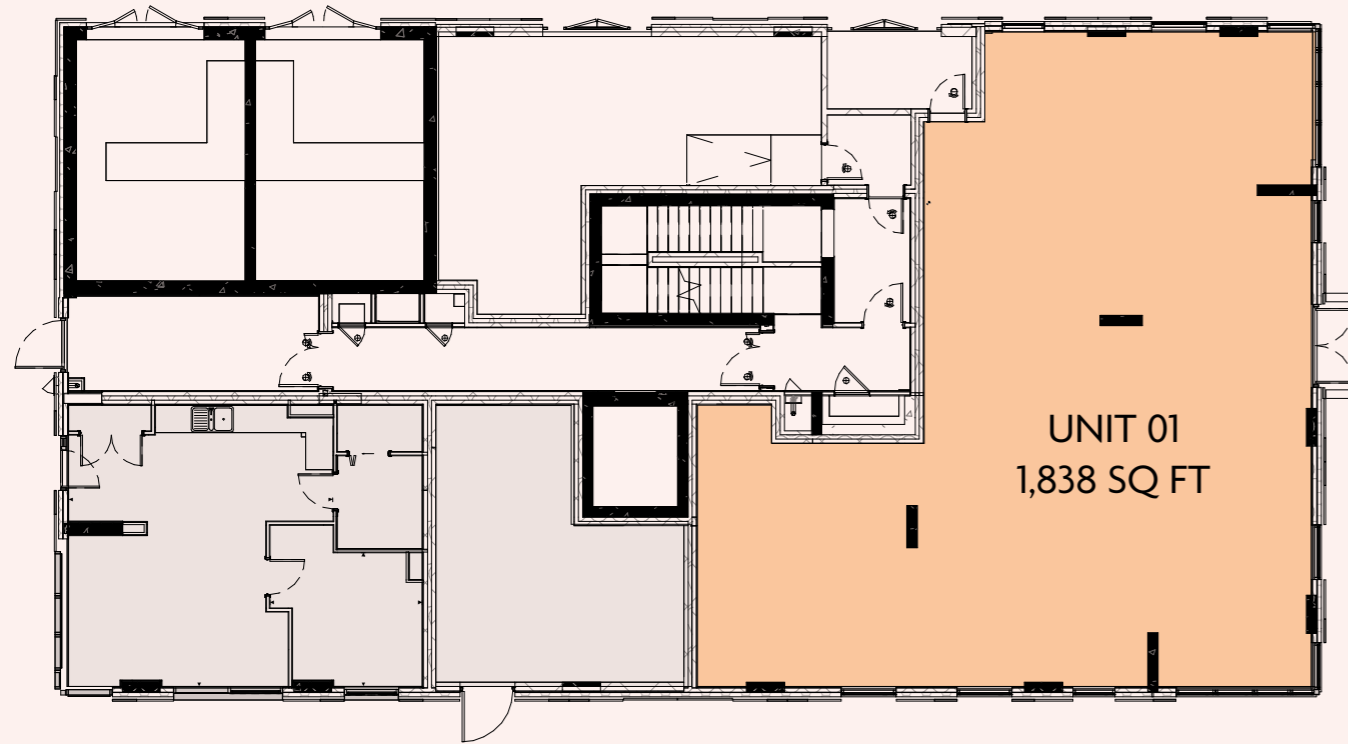
# SCHEDULE OF AREAS AND FLOOR/SPACE PLANS



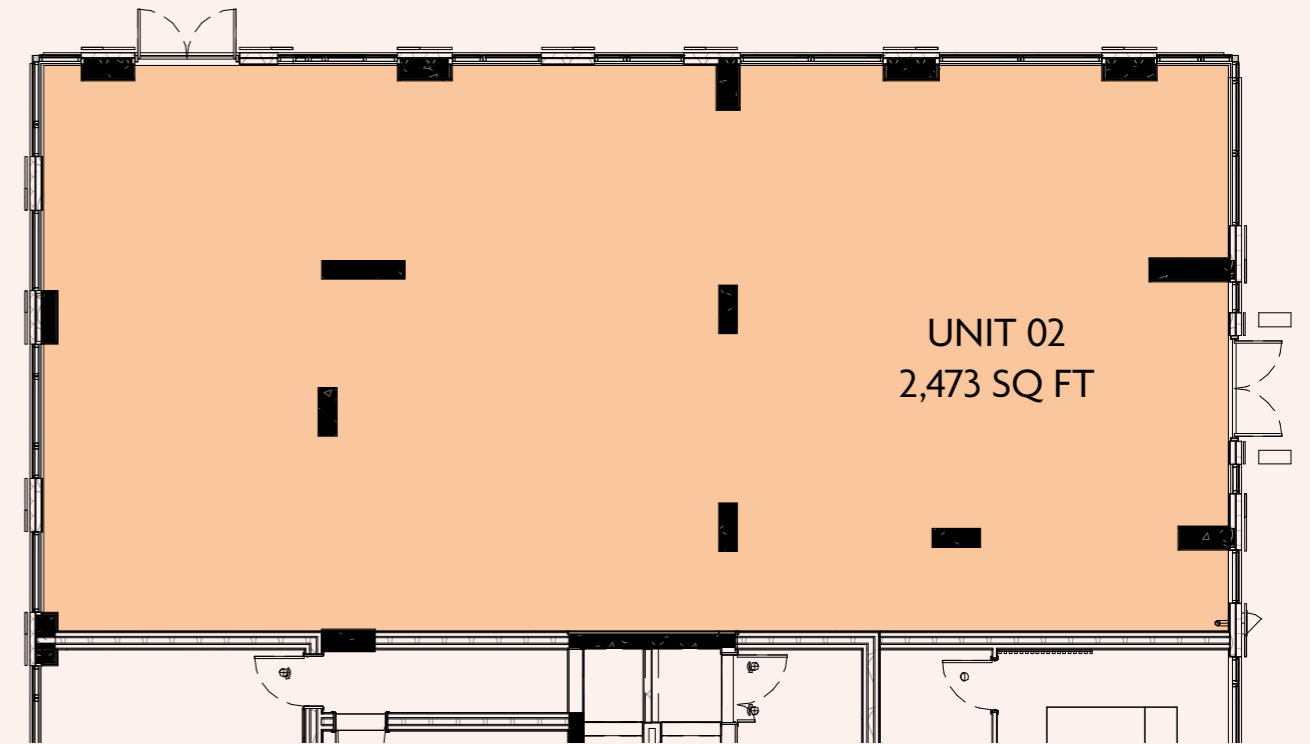
Block / Unit	Use	NIA (sq ft)
Fern House - 1	E, F1, F2	1,838.0
Lavendar House - 2	E, F1, F2	2,472.8
Lavender House - 3	E, F1, F2	1,427.5
Lavender House - 4	E, F1, F2	1,818.9
Lavender House - 5 (Office)	E, F1, F2	10,578.9
<b>TOTAL</b>		<b>18,136</b>



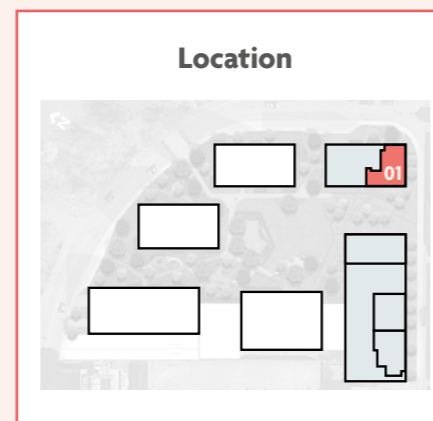
# UNIT 01



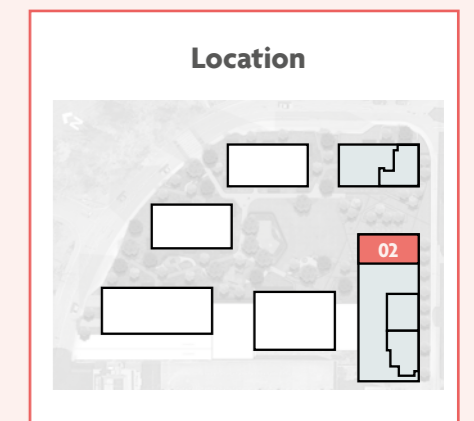
# UNIT 02



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

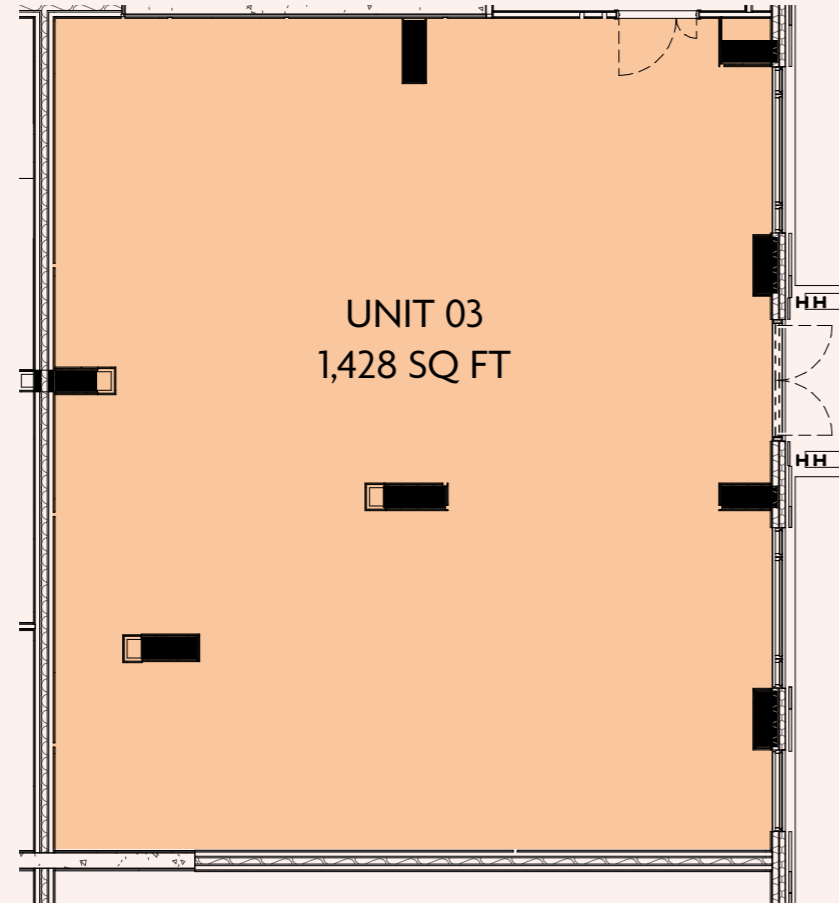


Block Unit	Use	Area (sq ft)
Lavender House - 2	E, F1, F2	2,472.8
Permitted Use	Availability	Quoting Rent
E-class	TBC	TBC
Charge	Timing	EPC
TBC	TBC	TBC

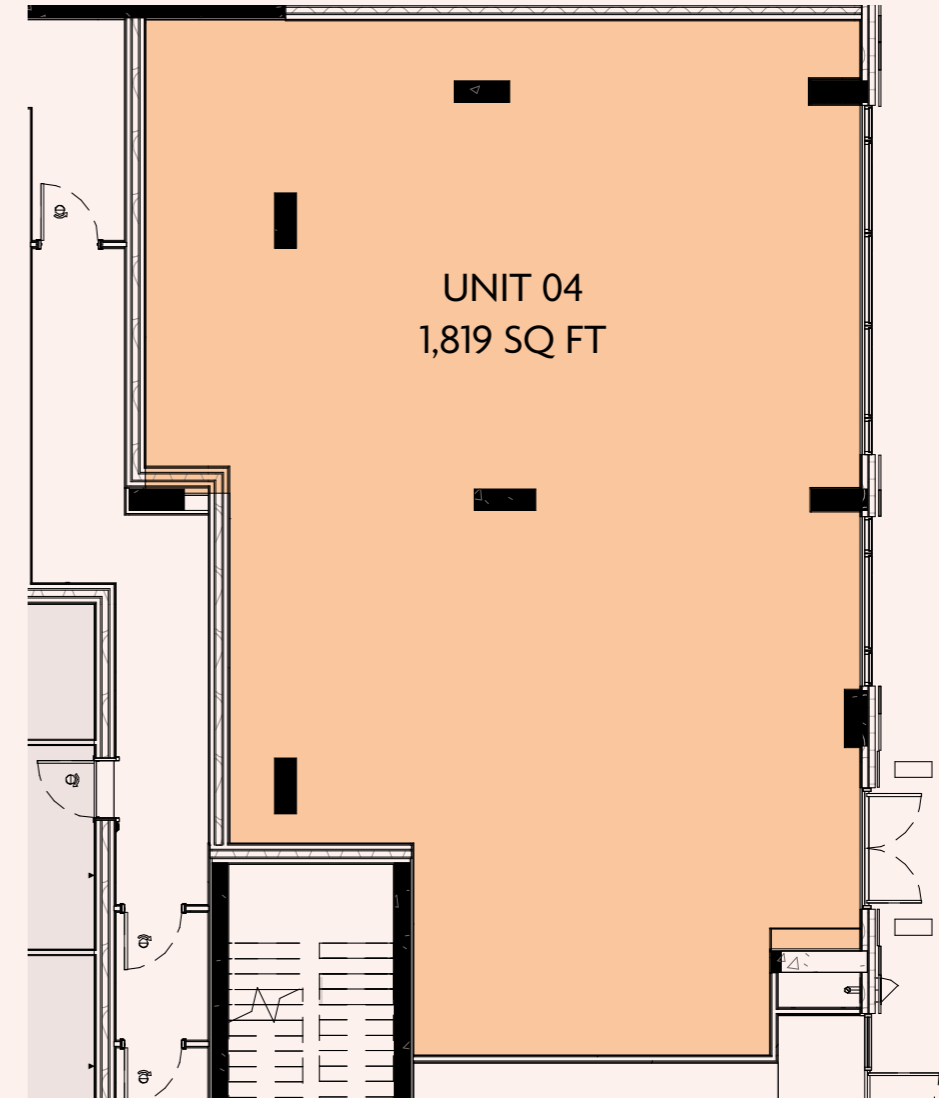


Floorplans shown for are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

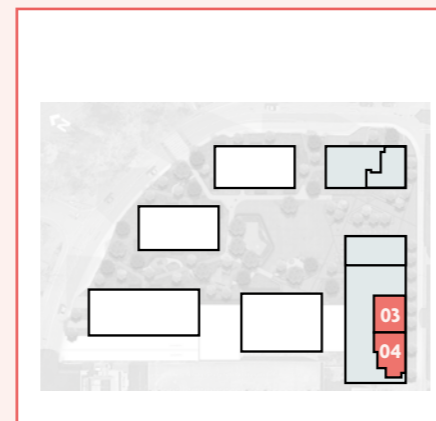
# UNIT 03



# UNIT 04

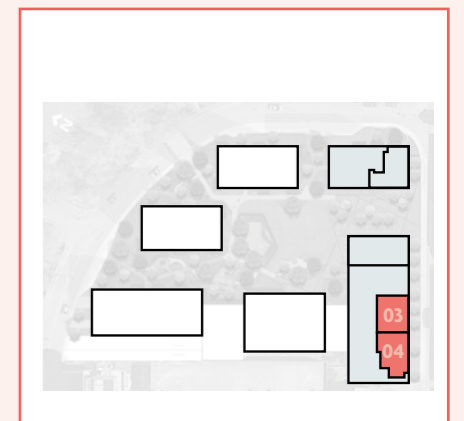


Block Unit	Use	Area (sq ft)
Lavender House - 3	E, F1, F2	1,427.5



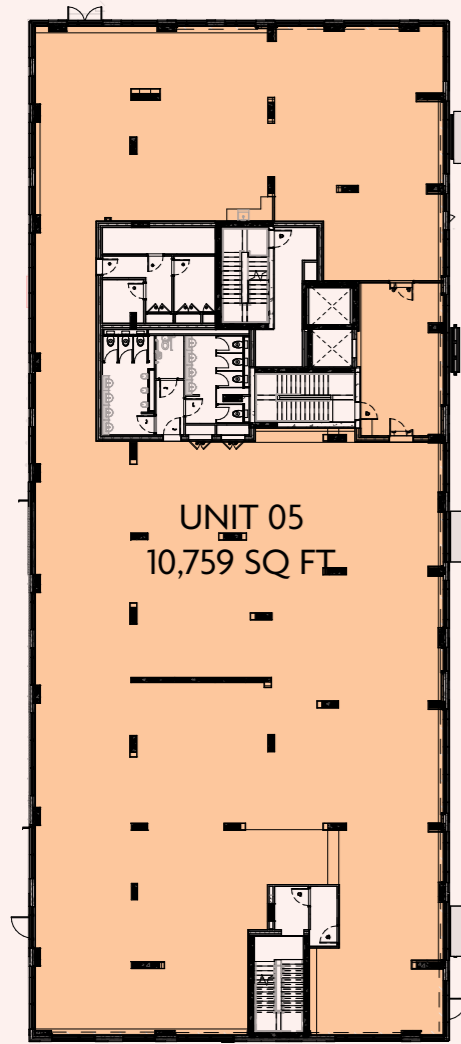
Permitted Use	Availability	Quoting Rent	Service
E-class	TBC	TBC	TBC
Charge	Timing	EPC	
TBC	TBC	TBC	

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



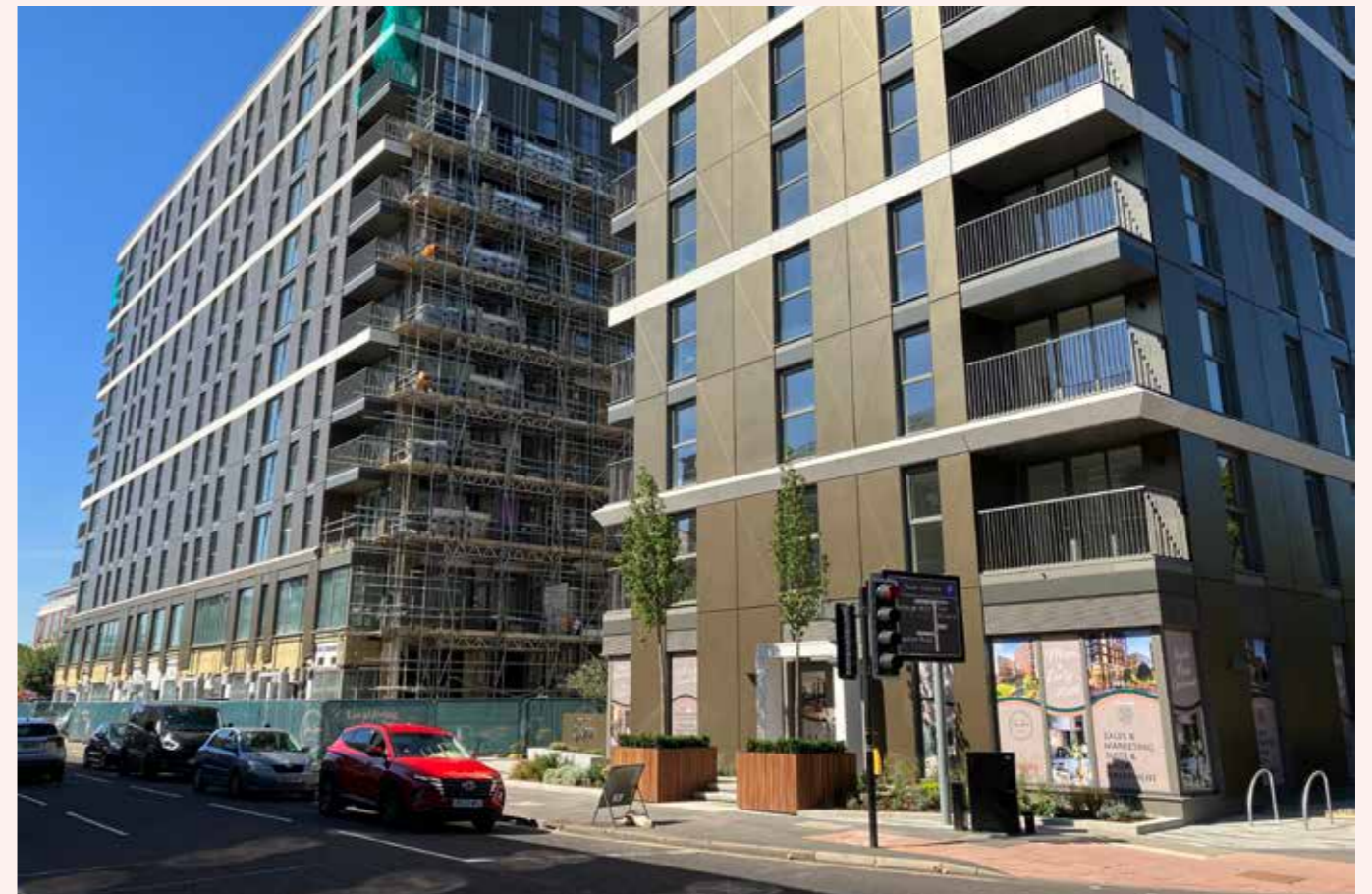
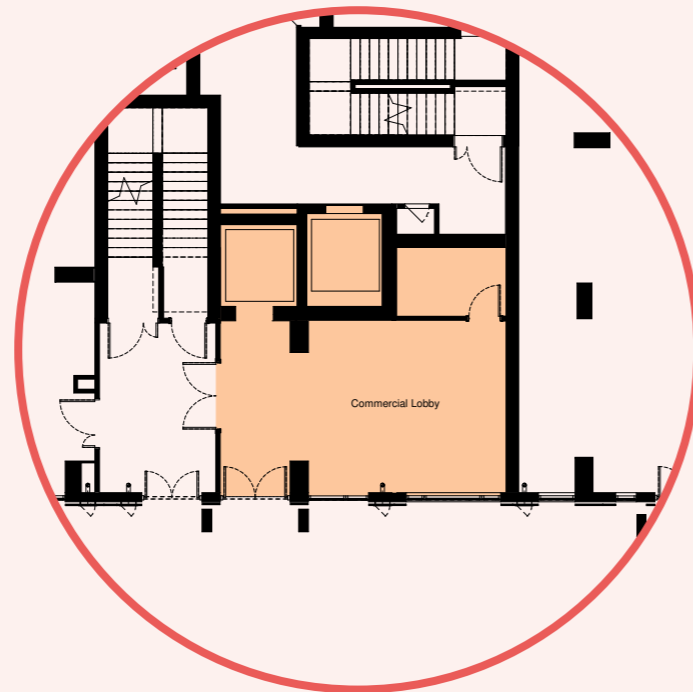
Permitted Use	Availability	Quoting Rent	Service
E-class	TBC	TBC	TBC
Charge	Timing	EPC	
TBC	TBC	TBC	

# UNIT 05



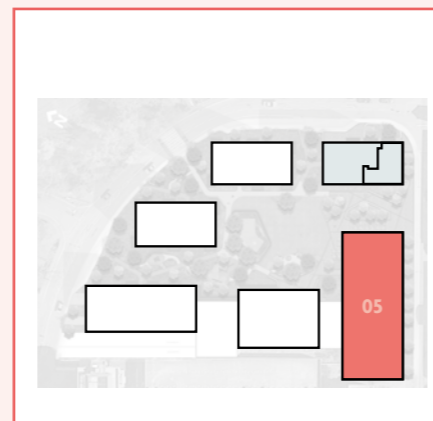
Level 01

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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## 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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