

**FREEHOLD - ALL USES CONSIDERED**

## Unit A/B

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

**Class E Units suitable for a range of uses including office, workshop, storage, light industrial, gym, showroom, trade etc.**

**783 to 1,677 sq ft**  
(72.74 to 155.80 sq m)

- Freehold units
- Can be combined
- 1 parking space per unit
- Small Power
- Water and Waste available
- Private loading



Summary

Available Size	783 to 1,677 sq ft
Business Rates	The RV has not been set yet.
Service Charge	N/A
Car Parking	1 space per unit
EPC Rating	Upon enquiry

Description

A pair of commercial units set in a private yard behind 131 High Street, Staines. Access is via a private lane adjacent to 131 and can accommodate long wheelbase vehicles. The units all enjoy a minimum height of 3 meters and can be taken individually or combined. A planning application has been submitted to alter the doors and add additional windows if required.

The units benefit from small power and lightning with water and waste available. There is one parking space per unit

Location

The units are to the rear of 131 High Street, Staines and are accessed by the lane to the left of that building. There are good public transport links to the site with Staines Upon Thames Railway station within 500m, offering a good service to London Waterloo, Reading, Windsor and Weybridge. There also bus stops on the High Street.

Road connections are good with central London in easy reach via the A30/A4 and the M25 offering access to the wider motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Price	Availability
Unit - A	783	72.74	£175,000	Available
Unit - B	894	83.06	£175,000	Available
Total	1,677	155.80		

Viewings

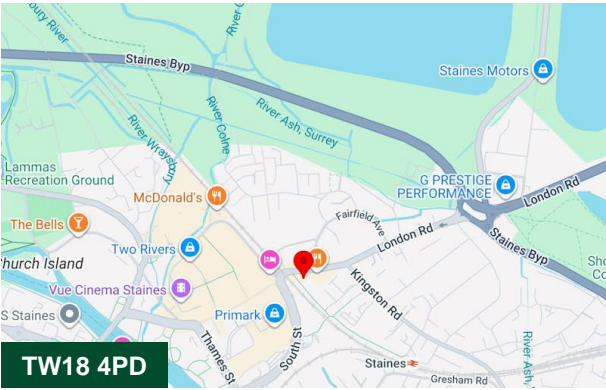
Strictly by appointment with the joint sole agents

Matthew Seary - Derwent Hillside - matthew@derwenthillside.co.uk - 07950464618

Christopher Thomas - 07770 768342

Terms

The freehold of the units is available together with access rights over the roadway.



Viewing & Further Information

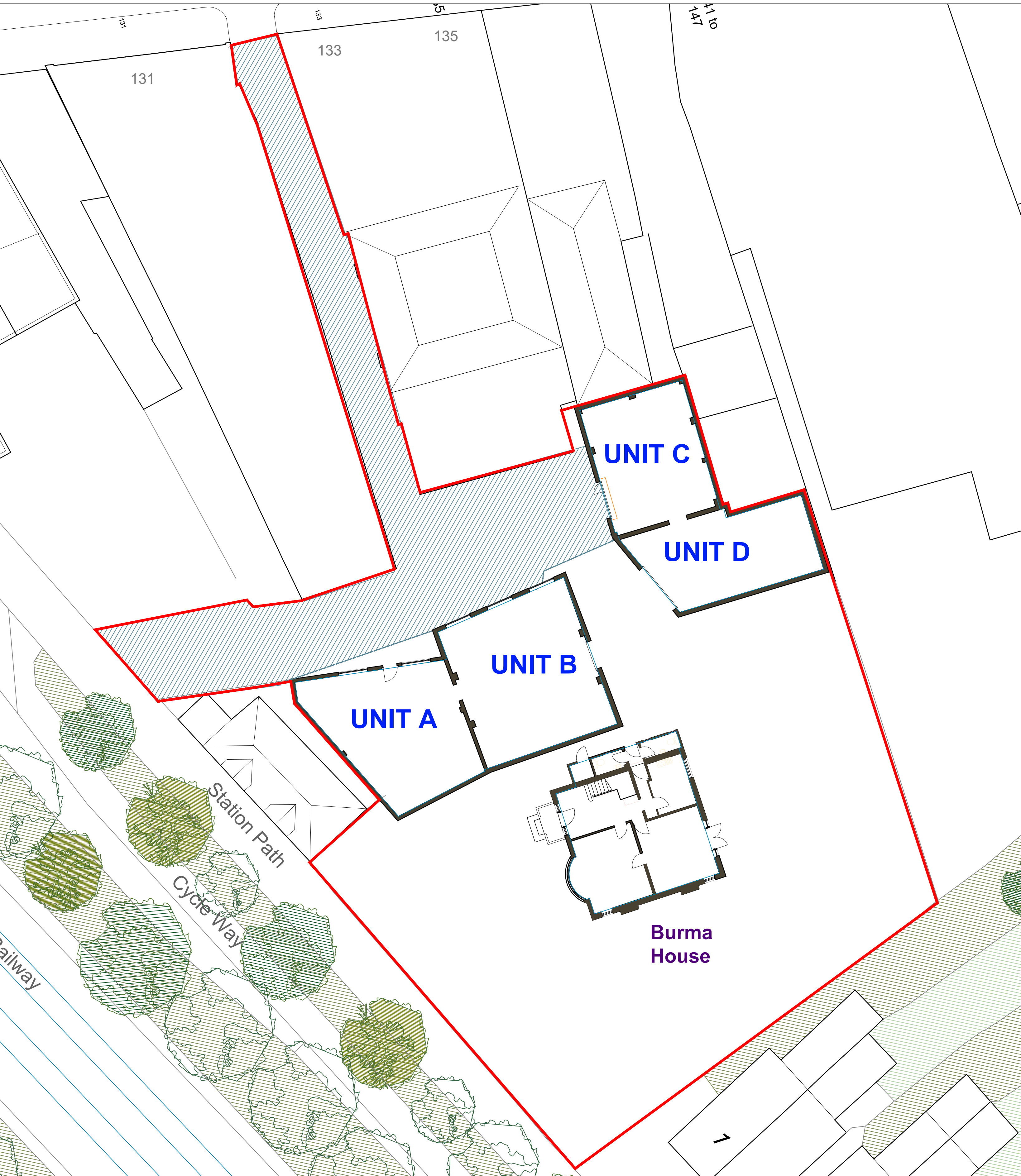


**Matthew Seary**  
01256 578049 | 07950 464618  
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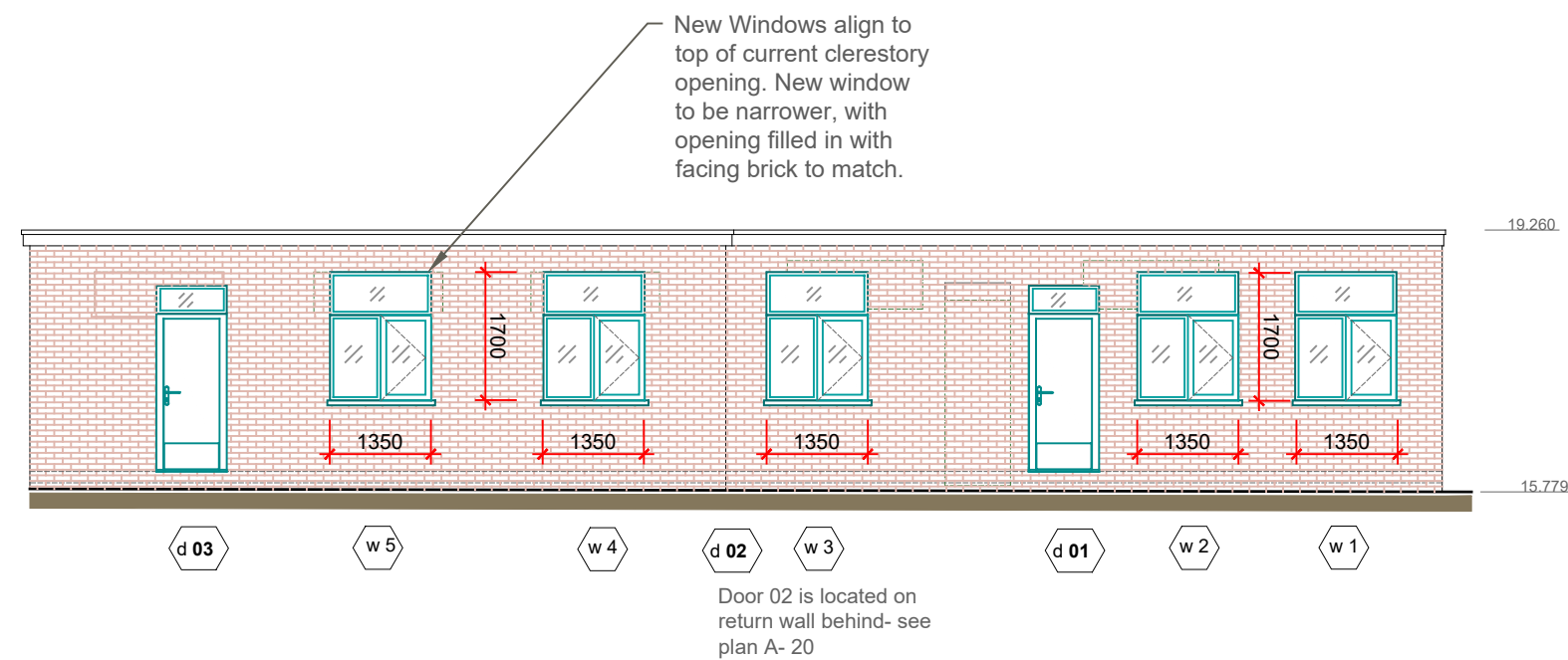




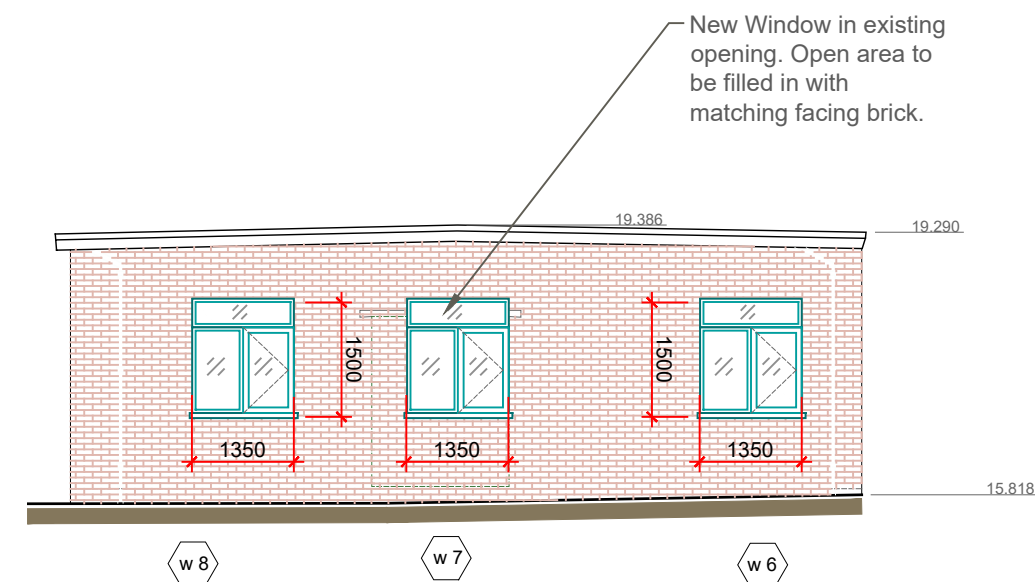




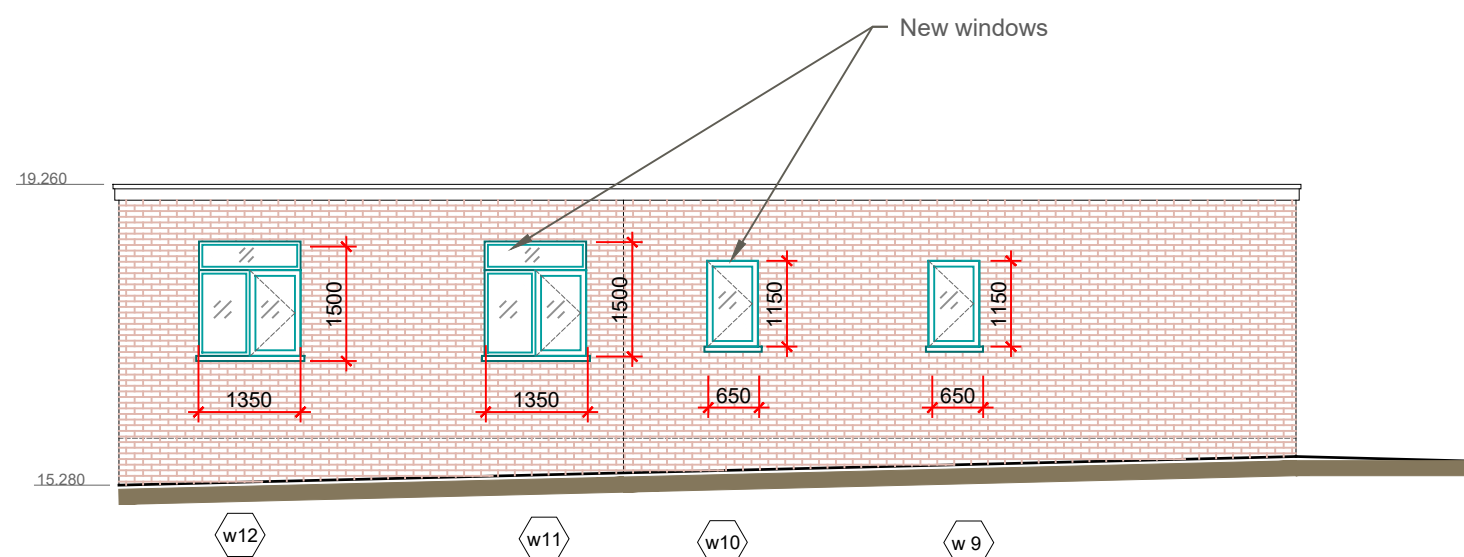
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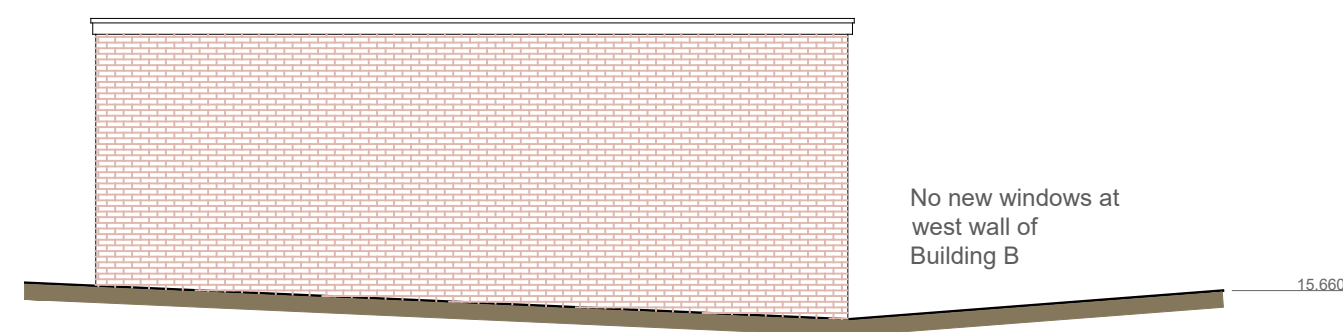
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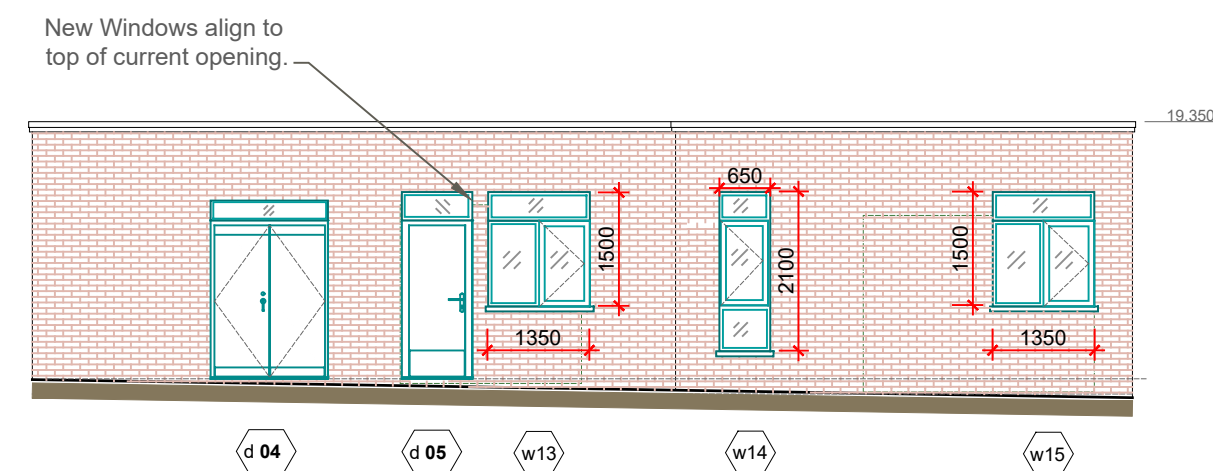


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Building B

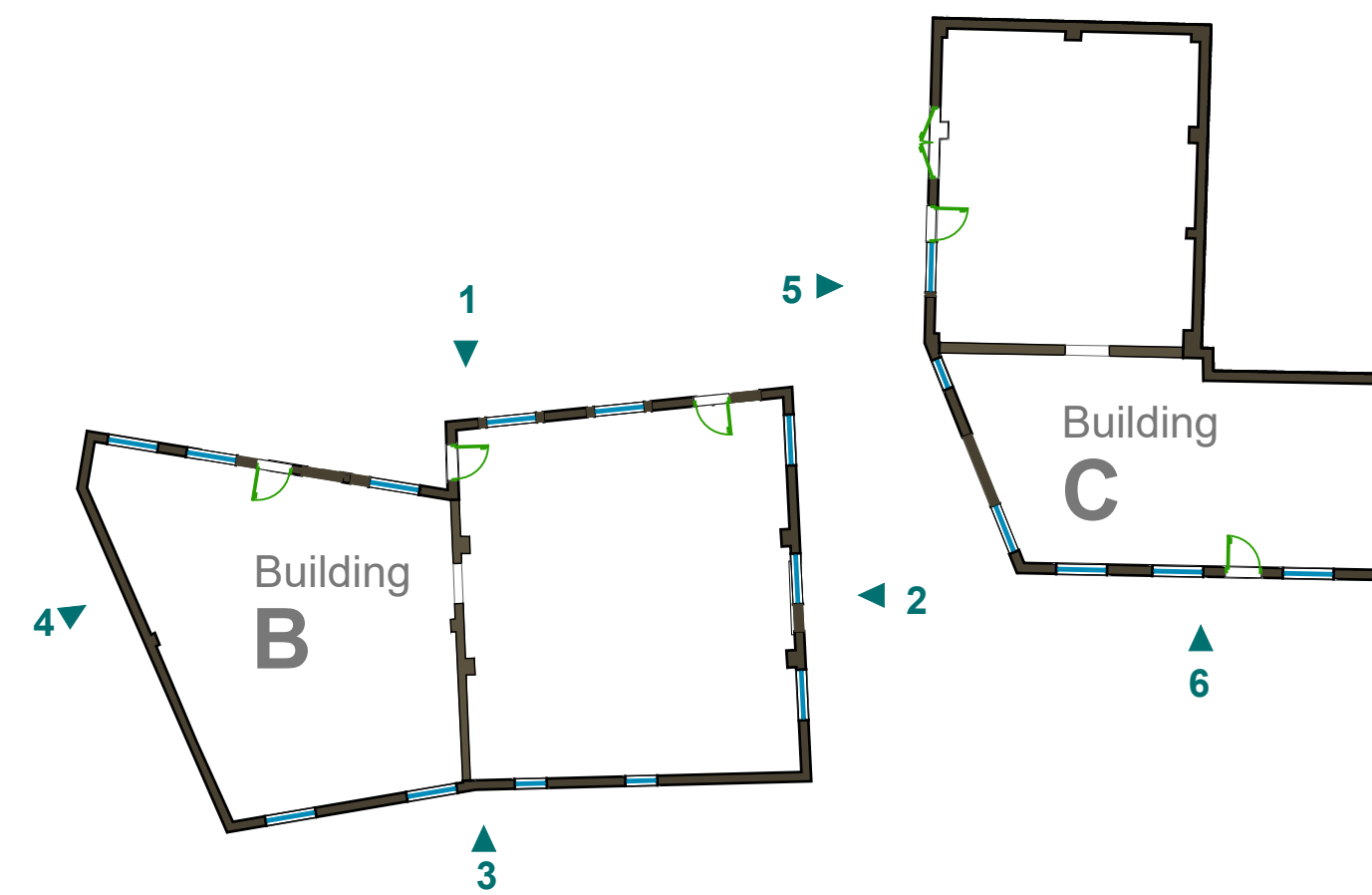
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Building C



Key Plan

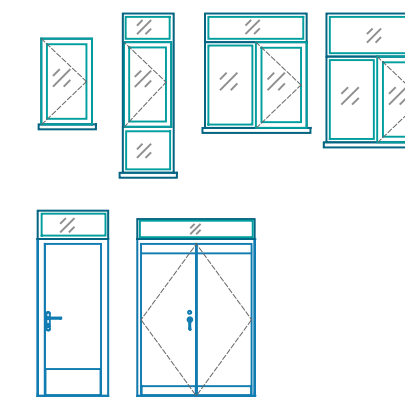


Key Plan

## GENERAL NOTES

- These proposals are subject to the approval of all Statutory Building Control requirements and the requirements of all Statutory Authorities and Service Providers.
- The site boundaries and surroundings are based on the following:  
OS Map  
The site boundaries are those described by the client.
- These drawings are to be read in conjunction with all other relevant documentation produced by DCSK and other consultants employed by the client.

New windows and doors dimensioned as noted

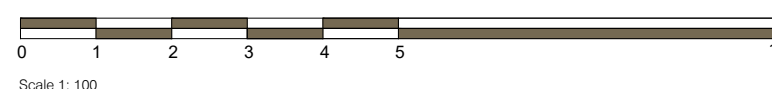


See A-20 for Plan showing proposed new window locations.



91 Swains Lane, London N6 6PJ  
+44 7730 762745 paul@DCSK.design

Client **LINEA Staines, Ltd.**  
Project 131 High Street  
Staines on Thames, TW18 4PD  
project 0249\_A



P 01 External Alterations

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A 21

Elevations with  
Proposed New Windows



Key Plan

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X ► See A-11 for Elevations

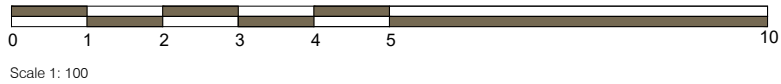
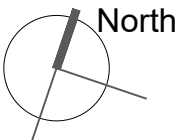
Site Boundary 593 m2

Property Ownership 1,404 m2



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P 01 External Alterations 2025/ 11/ 10

A 10

Existing Plan

2025/ 11 / 10