TGE PROPERTY

FREEHOLD INVESTMENT

273-275 LONDON ROAD, STAINES UPON THAMES, TW18 4JJ

FOR SALE

£8,000,000

This investment freehold site comprises of 6 separate titles totalling **1.514 acres:** SY825229, SY407732, SY533909, SY535332 SY467972, SY467971.

Located on London Road, the site is currently in use for open storage with surface parking, and is fully fenced to all boundaries with security lighting.

CURRENT TENNACY INCOME

Currently let until 13th June 2029 at an annual rate of £429,195 per annum. Further details of current tenancy available upon request.

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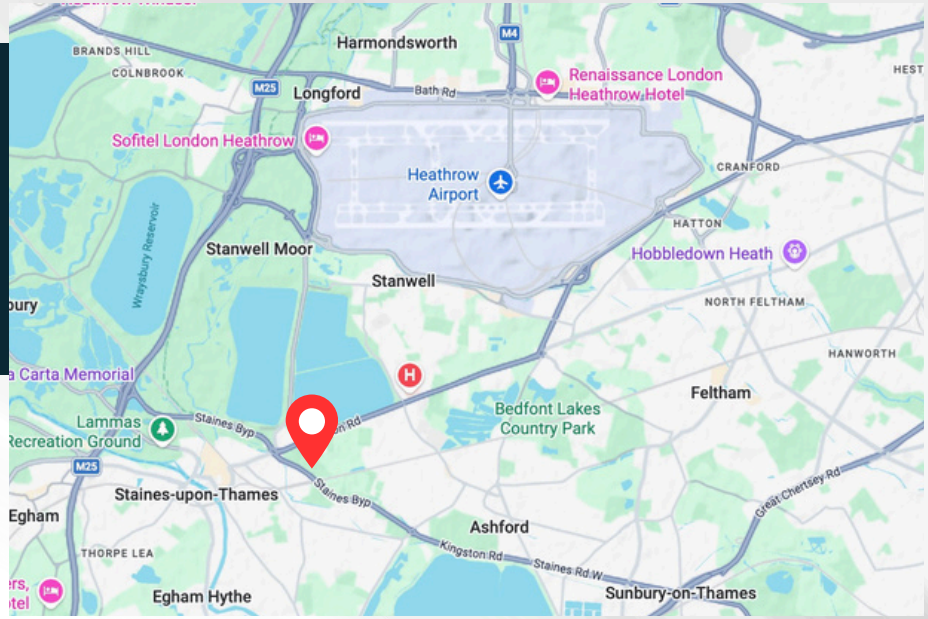
LOCATION

Prominently situated on London Road in Staines-upon-Thames, the site benefits from excellent connectivity to the M25, M3 and wider motorway network, with Heathrow Airport also within easy reach. The location provides convenient access to Staines-upon-Thames town centre and the surrounding commercial areas of Heathrow, Egham and West London.

Heathrow Airport (T5)	-	3 miles
Heathrow Airport (Cargo)	-	3.4 miles
M25 (J13)	-	2.3 miles
M3 (J1)	-	4.5 miles



VAT

The property is elected for VAT and VAT will be payable on the purchase price.

NB

The vendor would consider a sale of the SPV.

TGE Property Limited has taken all reasonable steps to ensure the accuracy of these particulars and the information contained herein is provided in good faith. However, prospective purchasers or tenants should not rely on it as statements or representations of fact. All interested parties should satisfy themselves by inspection, survey, and independent enquiries as to the correctness of the information provided. Areas, measurements, distances, and floor plans are approximate only. Any reference to services, fixtures, fittings, plant, equipment, or appliances does not imply that they are in working order or fit for purpose.

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