To Let

Drake House, Drake Avenue, Staines-Upon-Thames, Middlesex, TW18 2AW
6,930 sq ft (643.82 sq m) GIA

- Eaves Height 3.5m rising to 4.5m at Apex
- Electric Roller Shutter (width: 3.4m x height: 3.2m)
- 14 car parking spaces
- 3 Phase Electricity
- Next to Staines Railway Station
Location
The property is situated on Drake Avenue off Gresham Road within a short drive of Junction 13 of the M25 and to the A30 for access to Heathrow and Central London. Staines mainline Railway Station is located a few hundred yards away which provides regular trains to London Waterloo. Staines Town Centre is accessible by foot.

Accommodation

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq Ft</th>
<th>Sq M</th>
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</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>5,711</td>
<td>530.6</td>
</tr>
<tr>
<td>Office</td>
<td>1,219</td>
<td>113.28</td>
</tr>
<tr>
<td>Total</td>
<td>6,930</td>
<td>643.88</td>
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Gross Internal Area

Description
The Unit is made up of a large single storey warehouse which benefits from a single roller shutter with outdoor loading bay. Access to the main office is through the main reception area, along with access to the warehouse through the office space at ground floor level. The building is of concrete frame construction with brick / block elevations beneath a pitched roof.

Amenities
3 Phase Power
Concrete Floor
Warehouse Heating & Lighting
Intruder Alarm
Office Entrance/Reception Area
Double Glazed Windows
Ground Floor Offices
Central Heating
Fire Alarm
Male/Female WCs

Rent
£9.50 per sq ft Exclusive

Contacts

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EPC
Available upon request.

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- This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.