

Annual Survey of Available Commercial Premises



May 2011



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May 2011

**Planning and Housing Strategy
Spelthorne Borough Council
Council Offices
Knowle Green
Staines
TW18 1XB**



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1. Information for Users

This document is produced on an annual basis as a guide to the general level of available industrial, warehousing and office premises in Spelthorne. The information is compiled through a desktop survey of properties advertised on estate agent's websites and by visiting the industrial estates/business parks to ascertain vacant properties on the market. The survey was conducted in May 2011. Available premises are defined as those that are being marketed at the time of the survey. Vacant premises not on the market are excluded.

The details listed, including accompanying comments, are based largely on information advertised by estate agents and the Council cannot guarantee their accuracy. The availability of premises is subject to constant change and users should contact the agents concerned for the most up-to-date information. The agents should also be contacted for details of financial terms.

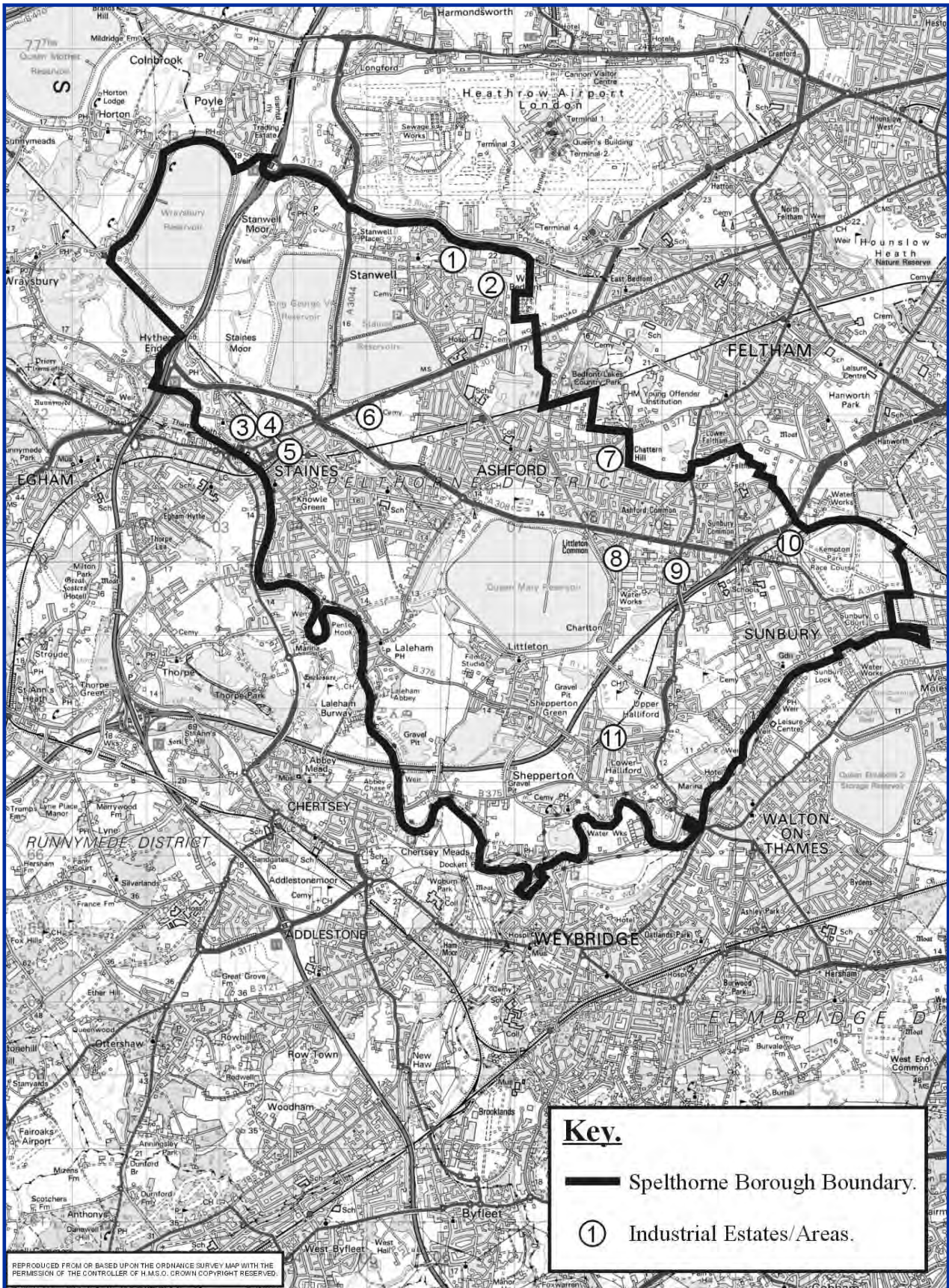
For further information about this survey please contact Lynne Gardner on 01784 446449.

2. Industrial and Warehousing Areas/Estates in Spelthorne

(See map showing locations on following page)

- 1) Northumberland Close, Stanwell
- 2) Long Lane, Bedfont
- 3) Church Street, Staines
- 4) Renshaw Industrial Estate, Millmead, Staines
- 5) Drakes Avenue, Gresham Road, Staines
- 6) London Road, Staines
- 7) Ashford Business Complex, Feltham Road, Ashford
- 8) Spelthorne Lane, Ashford
- 9) Windmill Road, Sunbury
- 10) Hanworth Road, Sunbury
- 11) Govett Avenue, Shepperton

3. Map - Industrial and Warehousing Areas/Estates in Spelthorne



4. Industrial Premises

| No. | Address | Size - Sqm | Size - Sqft | Agent(s) | Price | Comments |
|-----|--|------------|-------------|---------------------------------|------------------|---|
| 1 | Littleton House, Ashford, TW15 1UU | 530 | 2,814 | Workspace Group/Martin Campbell | Upon application | Light industrial/workshop units and office space available. Various sized units available. |
| 2 | Unit 3, 33-35 Woodthorpe Road, Ashford. | 471 | 5,065 | Christopher Thomas & Co | £5 per sqm | Two storey self contained building with storage/light production space on the ground floor and offices above. |
| 3 | Manor Farm Charlton Road, Shepperton TW17 0RJ | 791 | 8,517 | Wadham and Isherwood | Upon application | Former Farm Buildings with planning consent for industrial/warehouse use. Various sizes of store/workshop premises available. |
| 4 | Unit N4, Renshaw Industrial Estate, Mill Mead, Staines. TW18 4UQ | 145 | 1,559 | De Souza | Upon application | Self contained business unit arranged over two floors, close to Staines town centre. |
| 5 | Unit N5, Renshaw Industrial Estate, Mill Mead, Staines. TW18 4UQ | 146 | 1,567 | De Souza | Upon application | Self contained business unit arranged over two floors, close to Staines town centre. |
| 6 | Unit B, Renshaw Industrial Estate, Mill Mead, Staines. TW18 4UQ | 297 | 3,192 | De Souza | Upon application | Self contained business unit arranged over two floors, close to Staines town centre. |
| 7 | 152/154 Commercial Road, Staines | 1,499 | 16,134 | New Ballerino | Upon application | Self-contained site comprising two industrial/warehouse buildings which are available individually or together. Floorspace available from 505sqm/5,438sqft. |

5. Warehouse Premises

| No. | Address | Size - Sqm | Size - Sqft | Agent(s) | Price | Comments |
|-----|--|------------|-------------|-----------------------------|----------------------|--|
| 1 | 530 London Road, Ashford, Middlesex. TW15 3AE | 264 | 2,849 | New Ballerino & Company | £5 per sq ft | Mid terrace self contained industrial warehouse showroom building, with office suites to the front. |
| 2 | Thames House, Ashford Road, Ashford TW15 1XB | 916 | 9,855 | Wadham and Isherwood | Upon application | Detached industrial warehouse unit with two storey offices to the front and side. |
| 3 | Pebbledash House, Ashford Road, Ashford TW15 1UX | 486 | 5,237 | Campsie & Co | £30,000 pa exclusive | Office and warehouse premises on a small industrial estate. |
| 4 | Ashford Business Complex, 166 Feltham Road, Ashford | 1,969 | 21,196 | Collins Commercial | From £9.00 per sqft. | A terrace of warehouse units with units available from 4,027sq.ft. |
| 5 | Gibraltar House, Rodd Estate, Govett Avenue, Shepperton | 572 | 6,157 | Vail Williams | Upon application | Single storey industrial/warehouse with ground and first floor offices and ancillary areas to the front. |
| 6 | Unit 1, Shepperton Business Park, Govett Avenue, Shepperton TW17 8BA | 304 | 3,270 | De Souza | Upon application | Single storey factory/warehouse unit with first floor offices and reception area on ground floor. |
| 7 | Unit 5, Shepperton Business Park, Govett Avenue, Shepperton TW17 8BA | 292 | 3,139 | De Souza | Upon application | Single storey factory/warehouse unit with first floor offices and reception area on ground floor. |
| 8 | 6 Commercial Road, Staines | 30 | 327 | Christopher Thomas & Co | £13,500pa | Office and store in a fenced hard surfaced yard. |
| 9 | Staines Business Park, 96-104 Church Street, Staines | 1,910 | 20,556 | Vail Williams | Upon application | Modern warehouse units available with offices on the ground floor. |
| 10 | Town Lane, Stanwell | 307 | 3,300 | Campsie & Co | Upon application | Freehold site with existing warehouse/offices and residential property. |
| 11 | 31 Hanworth Road, Sunbury-on-Thames | 945 | 10,175 | New Ballerino & Company | £110,000 pa | Warehouse/Industrial unit |
| 12 | Unit 1, Hanworth Road, Sunbury on Thames TW16 5DA | 14,400 | 155,000 | Colliers International | £6.75 per sqft | Large industrial/warehouse unit |
| 13 | Unit 1B, The Summit, Hanworth Road, Sunbury on Thames | 96 | 1,029 | Vail Williams | Upon application | Warehouse/Industrial unit. |
| 14 | Unit 2, The Summit, Hanworth Road, Sunbury on Thames | 2,064 | 22,235 | Vail Williams/New Ballerino | Upon application | Detached warehouse/Industrial unit with offices on first and second floor. |

5. Warehouse Premises

| No. | Address | Size - Sqm | Size - Sqft | Agent(s) | Price | Comments |
|-----|--|------------|-------------|---------------------------|------------------|---|
| 15 | Unit A3 Dolphin Estate, Windmill Road, Sunbury on Thames. TW16 7HE | 904 | 9,730 | Vail Williams/GVA Grimley | Upon application | Warehouse with first floor office accommodation. |
| 16 | Unit B Dolphin Estate, Windmill Road, Sunbury on Thames | 4,580 | 49,297 | Vail Williams | Upon application | Ground floor warehouse with ground and first floor office accommodation |
| 17 | 127 Harris Way, Sunbury on Thames | 938 | 10,096 | De Souza | Upon application | Industrial/warehouse unit with a three-storey section at front of building providing offices and first and second floor levels. |
| 18 | Harris Way, Off Windmill Road, Sunbury on Thames, TW16 7EL. | 523 | 5,635 | Wadham and Isherwood | Upon application | 5150 sqft open storage yard with 485 sqft storage unit. |
| 19 | Unit A12, Brooklands Close, Sunbury on Thames | 933 | 10,037 | De Souza | Upon application | Industrial unit with integral ground and first floor offices. |
| 20 | C, Brooklands Close, Sunbury TW16 7DX | 932 | 10,032 | Colliers International | Upon application | Modern refurbished warehouse with self-contained yard. |

6. Office Premises

| No. | Address | Size - Sqm | Size - Sqft | Agent(s) | Price | Comments |
|-----|---|------------|-------------|---|------------------|--|
| 1 | Enterprise House, Ashford Road, Ashford TW15 1XG | 68 | 730 | Wadham & Isherwood | Upon application | Economical office accommodation |
| 2 | Allington House, Station Approach, Ashford. TW15 2QN. | 114 | 1,225 | De Souza | Upon application | Modern air-conditioned two storey building offering various offices suites. Floorspace from 16sqm/175sqft. |
| 3 | Ashford House, Church Road, Ashford. TW15 2TQ | 201 | 2,163 | De Souza/Wadham & Isherwood | Upon application | Three storey building with retail on ground floor and offices on the upper floors |
| 4 | The Atrium, 31 Church Road, Ashford. TW15 2UD | 219 | 2,360 | Christopher Thomas & Co; De Souza | Upon application | Various office suites available - from 34sqm/366sqft to 68.7sqm/740sqft. |
| 5 | Station Court, Woodthorpe Road, Ashford TW15 2RP | 470 | 5,061 | New Ballerino & Co | Upon application | Self-contained office building with private parking forecourt |
| 6 | Shepperton Marina, Felix Lane, Shepperton. TW17 8NS. | 87 | 934 | De Souza | Upon application | Self contained first floor office. |
| 7 | The Gainsborough Building, Shepperton Studios, Studio Road, Shepperton TW17 0QD | 1,340 | 14,425 | De Souza | Upon application | Accommodation comprises entire 2nd floor and is available as a whole or as suites from approximately 186sqm/2,000sqft upwards. |
| 8 | Dial House, Govett Avenue, Shepperton TW17 8AG | 53 | 567 | Wadham & Isherwood | Upon application | Two storey office building with reception area on ground floor. |
| 9 | Terminal House, Station Approach, Shepperton TW17 8AS | 55 | 594 | Wadham & Isherwood | Upon application | Refurbished offices with manned reception. |
| 10 | Elizabeth House, 56-60 London Road, Staines | 559 | 6,019 | Vail Williams/Jones Lang LaSalle | £21.50 per sqft. | Ground floor reception area with lift access to second floor offices. |
| 11 | 203 London Road, Staines. TW18 4HR | 3,089 | 33,251 | Jones Lang LaSalle | £25.00 per sqft | New office development with 100 on site car parking spaces. Size range from 7,100 sqft /660 sqm. |
| 12 | Viewpoint, 240 London Road, Staines, Middlesex, TW18 4JD | 360 | 2,875 | New Ballerino; Jones Lang La Salle | Upon application | Refurbished office suite. Last one remaining. |
| 13 | Communications House, South Street, Staines. TW18 4QE | 1,130 | 12,158 | Vail Williams/nb real estate | Upon application | Ground floor and 5 upper floors to rent as a whole or on a floor to wing basis. Floorspace available from 289sqm/3,110sqft. |
| 14 | Thameside, South Street, Staines | 3,341 | 35,968 | Christopher Thomas & Co | £22.50 per sqft. | Large office accommodation. Single floors available of 11,170sqft and 22,340sqft or entire building of |
| 15 | Provident House, Bridge Street, Staines, TW18 4TW | 614 | 6,616 | Christopher Thomas & Co | £14 per sqft | Town centre three storey building with on site parking. Available floor by floor from 2,092 sqft, or as a whole. |
| 16 | Church House, 18-20 Church Street, Staines, TW18 4EP | 609 | 6,562 | Christopher Thomas & Co/Wadham & Isherwood/Doherty Baines | £15.00 per sqft. | Modern office with floorspace on ground and three upper floors. Floorspace available from 1,000sqft. |
| 17 | Mallard Court, Staines, Middlesex, TW18 4RH. | 492 | 5,300 | New Ballerino | Upon application | Third floor fully refurbished offices. |
| 18 | Old Bridge House, 40 Church Street, Staines. TW18 4EP | 111 | 1,200 | Christopher Thomas & Co | £22.50 per sqft | Floorspace available from 185sqft. |
| 19 | Orega Staines, Ash House, Fairfield Avenue, Staines, TW18 4AB | 465 | 5,000 | New Ballerino & Co/Christopher Thomas & Co | Upon application | Serviced office centre. Suites from 14sqm/150 sqft. |
| 20 | 5 Fairfield Avenue, Staines, TW18 4AB | 70 | 750 | Campsie & Co | £15,000 pa | Ground floor office suite with 3 car parking spaces |

6. Office Premises

| No. | Address | Size - Sqm | Size - Sqft | Agent(s) | Price | Comments |
|-----|---|------------|-------------|----------------------------------|-----------------------------------|--|
| 21 | Colne Lodge, Clarence Street, Staines. TW18 4SP. | 187 | 2,010 | Wadham & Isherwood | Upon application | Second floor air conditioned offices. |
| 22 | Lawford House, Leacroft, Staines. TW18 4NN | 144 | 1,511 | De Souza/Christopher Thomas & Co | £20.00 per sqft. | Modern first floor office suite with floorspace available from 65sqm/704sqft. |
| 23 | 1, 6, 8 & 9 The Courtyard, High Street, Staines | 522 | 5,624 | De Souza | Upon application | Office building over 2 floors comprising 9 high quality self-contained offices with private car park. Floorspace available from 117sqm/1260sqft. |
| 24 | Cygnets House, Market Square, Staines. | 89 | 960 | Wadham and Isherwood | Upon application | Second floor office with basement storage of 17sqm/185 sqft. |
| 25 | Friendship House, 59-61 Gresham Road, Staines, TW18 2BF | 221 | 2,377 | Christopher Thomas & Co | £21.50 per sqft. | Modern office block. Suites available from 487sqft. |
| 26 | Centurion House, London Road, Staines. TW18 4AX. | 93 | 1,000 | De Souza | Upon application | Offices on 3 floors - available individually from 9sqm/100 sqft, or as suites. |
| 27 | 11 Clarence Street, Staines | 97 | 1,042 | Christopher Thomas & Co | £27,500 pa | Three storey georgian terrace with office accommodation on upper floors. Retail unit on ground floor. |
| 28 | 23 Clarence Street, Staines | 91 | 983 | Christopher Thomas & Co | Upon application | Three storey property with office accommodation on upper floors. Retail unit on ground floor. |
| 29 | Colne House, 29 Clarence Street, Staines. TW18 4SY | 54 | 585 | Christopher Thomas & Co | Upon application | Second floor offices with parking located in the town centre. |
| 30 | 5 Market Square, Staines | 59 | 636 | New Ballerino & Co | £10 per sqft. | Period two-storey office - whole of first and second floors. |
| 31 | 29-31 Kingston Road, Staines | 626 | 6,742 | New Ballerino/Wadham & Isherwood | Upon application | Three storey office building with onsite parking for 27 cars. Floorspace from 1000sqft. |
| 32 | Northumberland House, Drakes Avenue, Staines | 137 | 1,479 | De Souza | Upon application | Two storey office building offering various suites on the ground floor with floorspace from 14sqm/150sqft. |
| 33 | Charta House, 30-38 Church Street, Staines TW18 4EP | 162 | 1,740 | Christopher Thomas & Co | £21.50 per sqft. | Three storey office building with only ground floor office space remaining. |
| 34 | Bridge House, Bridge Street, Staines TW18 4TW | 365 | 3,926 | Christopher Thomas & Co | £22.50 per sqft. | Two floors of offices above basement car parking. Available as a whole or on a floor by floor basis. Floorspace available from 1,947sqft. |
| 35 | 61 High Street, Staines | 228 | 2,452 | Christopher Thomas & Co | £10.00 per sqft. | First floor offices - front suite 1,159sqft; rear suite 1,293sqft. Available as 2 suites or combined. |
| 36 | Birch House, Fairfield Avenue, Staines TW18 4BA | 1,533 | 16,507 | New Ballerino/Jones Lang LaSalle | Upon application | Four floors of refurbished offices with space available from 3335sqft. 56 car parking spaces. |
| 37 | 2 Witheygate Ave, Staines TW18 2RA | 42 | 448 | Campsie & Co | Offers around £150,000 exclusive. | Freehold office building with external store and fenced yard. Parking for 2 cars. |

6. Office Premises

| No. | Address | Size - Sqm | Size - Sqft | Agent(s) | Price | Comments |
|-----|---|------------|-------------|------------------------------|---|--|
| 38 | Trident House, Clare Road, Stanwell. | 144 | 1,551 | JonesNorrisAdams | From £450 per month | Three separate office suites on first floor, two of which can be interlinked. |
| 39 | Stanwell Health & Community Centre, Hadrians Way, Stanwell, TW19 7HE | 213 | 2,293 | Campsie & Co | £50,000 pa exclusive | Purpose built health & community centre in Stanwell. Office accommodation available on second floor from 1,000sqft to 2,293sqft. |
| 40 | Saxon House, Downside, Sunbury on Thames TW16 6RT | 511 | 5,500 | De Souza | Upon application | Two storey detached modern office building with four suites available - each approximately 128sqm/1375sqft. |
| 41 | Sunbury One, Brooklands Close, Sunbury on Thames. TW16 7DX | 2,014 | 21,674 | De Souza | £272,750 per annum exclusive. Approx £12.58 per sqft. | Modern 2 storey building with office accommodation on first floor. Available from 986sqm/10,616sqft. (Ground floor currently a shell originally designed for industrial/warehousing) |
| 42 | Unit 2, Windmill House, 91/93 Windmill Road, Sunbury on Thames TW16 7EF | 281 | 3,025 | De Souza | £19.50 per sqft + VAT inclusive | Self-contained first floor wing comprising mainly open plan offices. |
| 43 | Dolphin House, 140 Windmill Road, Sunbury-on-Thames. | 2,579 | 31,000 | Vail Williams; De Souza | Upon application | Refurbished multi-storey office building with suites available from 92sqm/1,000sqft to whole floors. |
| 44 | Sunlink One, 1-3 Station Road, Sunbury on Thames | 1,124 | 12,096 | Vail Williams | Upon application | Self-contained office with parking for 53 cars. Floorspace available on ground, first and second floors. Floorspace available from 202sqm/2,174sqft. |
| 45 | Grosvenor House, 4-7 Station Road, Sunbury | 1,020 | 10,985 | Vail Williams; De Souza | Upon application | Modern office building providing flexible office accommodation over 4 floors with car parking for 39 cars. Floorspace from 124sqm/1,335sqft. |
| 46 | Unit 8, Windmill Business Park, Sunbury on Thames. | 609 | 6,554 | Wadham and Isherwood | Rent £131,707.25 per annum exclusive | Ground and first floor offices with reception area. |
| 47 | Unit 9, Windmill Business Village, Windmill Road, Sunbury on Thames | 175 | 1,888 | De Souza | £15 per sqft exclusive | First floor suite offering a mix of open plan and partitioned offices. |
| 48 | Unit 10, Windmill Business Village, Windmill Road, Sunbury on Thames | 187 | 2,015 | New Ballerino & Co; De Souza | £15 per sqft exclusive | Two storey self-contained business unit providing open plan offices. |

7. Summary Table of Available Premises

| SQM | INDUSTRIAL | | | WAREHOUSING | | | OFFICES | | |
|--------------|--------------|--------------|---------------|--------------|---------------|----------------|--------------|---------------|----------------|
| | NO. OF SITES | TOTAL | | NO. OF SITES | TOTAL | | NO. OF SITES | TOTAL | |
| | | SQM | SQFT | | SQM | SQFT | | SQM | SQFT |
| 0 - 300 | 4 | 1,118 | 12,030 | 4 | 682 | 7,341 | 28 | 3,811 | 41,018 |
| 301 - 900 | 2 | 1,262 | 13,584 | 5 | 2,192 | 23,594 | 12 | 6,202 | 66,758 |
| 901 - 1800 | 1 | 1,499 | 16,135 | 6 | 5,568 | 59,933 | 5 | 6,147 | 66,166 |
| 1801 - 3000 | 0 | 0 | 0 | 3 | 5,943 | 63,970 | 2 | 4,593 | 49,439 |
| 3000 + | 0 | 0 | 0 | 2 | 18,980 | 204,299 | 2 | 6,430 | 69,212 |
| TOTAL | 7 | 3,879 | 41,749 | 20 | 33,365 | 359,138 | 49 | 27,183 | 292,592 |

| AGENT(S) | |
|-------------------------|---------------|
| Campsie & Co | 01784 417928 |
| Christopher Thomas & Co | 01784 898417 |
| Colliers International | 0844 6682743 |
| Collins Commercial | 020 7935 3553 |
| De Souza | 020 8707 3030 |
| Doherty Baines | 020 7355 3033 |
| GVA Grimley | 020 7911 2763 |
| Jones Lang LaSalle | 020 8283 2534 |
| JonesNorrisAdams | 0207 491 0207 |
| Martin Campbell & Co | 020 8547 0850 |
| nb real estate | 020 7544 2167 |
| New Ballerino | 01932 568844 |
| Vail Williams | 020 8564 8300 |
| Wadham & Isherwood | 01784 466696 |
| Workspace Group PLC | 020 7369 2389 |