



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Debmarc House,
193 London Road,
Staines TW18 4HR**

**INDUSTRIAL UNIT AVAILABLE TO RENT
(14,283SQFT & YARD SPACE)**



Summary

- Prominent **roadside industrial unit** available **to rent**
- Accommodation extends **14,283sqft** and comprises **warehouse space** over the ground floor and **offices** on the first floor
- Property benefits from a **large front yard** with **off-street parking**, along with **2 x roller shutter entrance doors**
- Suitable for **range of occupiers** including **trade counters** and **logistics companies**
- We are inviting offers in the region of **£128,500pax (£9.00psf)** on **flexible lease terms**



Description

Debmarc House offers a **rare opportunity** to rent a **quality roadside industrial unit** with a **prominent street frontage**.

The subject property extends **14,283sqft** with warehouse and office accommodation laid over **ground** and **first floors**. The unit benefits from a **sizeable front yard** with **off-street parking** and comes complete with **2 x roller shutter entrance doors**.

This opportunity is likely to **appeal to a range of occupiers** including **trade counters, storage** and **logistics companies**.

Location

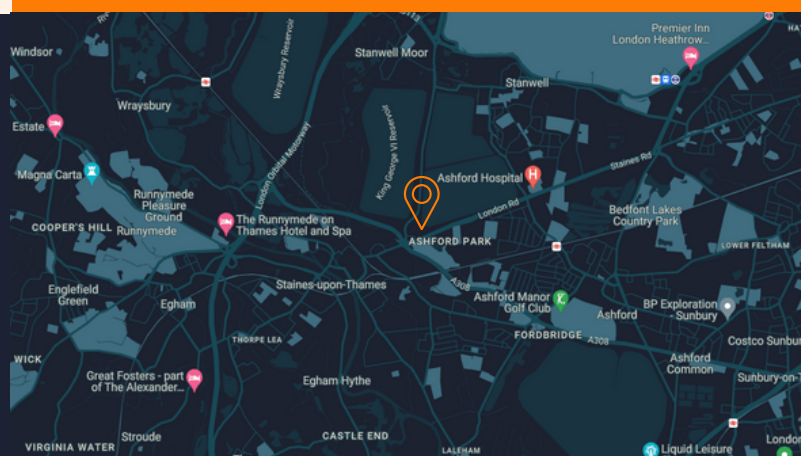
Debmarc House is located on the western end of **London Road** in **Staines-upon-Thames**. Staines is a popular market town in Northwest Surrey and is c.17 miles from Central London.

London Road adjoins the **Staines Bypass**, which then connects the site to the **M25 (2-miles away)**, providing excellent connectivity. **Heathrow Airport** is just **3 miles** to the north.

Staines train station is just **0.7 miles** from the site and provides direct services (Southwestern) into **London Waterloo** in just **44-minutes**.

PROPERTY ADDRESS

Debmarc House
193 London Road
Staines
TW18 4HR



Floor Plans

Floor plans are available on request.

Business Rates

Rates payable are estimated to be **£43,520pax**. Interested parties are welcome to make their own enquiries with **Spelthorne Council** for further information.

Viewings

Strictly by appointment only, please contact **Henshall & Partners** or joint agents **Telsar** to arrange.

Terms

We are inviting rental offers in the region of **£128,500pax (£9.00psf)** on flexible lease terms.



CONTACT US



 +44 (0) 207 125 0377

 info@henshallandpartners.co.uk

TELSAR

 +44 (0)203 333 2222

 info@telsar.com

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