

TO LET

Character Offices with Parking and Storage Areas Up to Approx 2,000 sq ft

The Old Forge, 13 High Street, Stanwell, Staines TW19 7JR



- Detached Character Building
- Close to Heathrow Airport & M25 J14
- Fitted and Furnished
- 2 Kitchen Areas
- Detached Garages to Rear
- Car parking

Location

The Old Forge is located on High Street, Stanwell within close walking distance to local shops, post office and bus connections. The property is less than 2 miles from Heathrow Airport (T4), Heathrow Cargo Terminal and the M25 (Junction 14).

Description

The Old Forge is a detached building providing office accommodation on 2 levels with separate front and rear access. The site is offered furnished with desks, chairs, filing cupboards, storage and racking. There is car parking to the rear and double and single garages which have previously been used for storage with additional benefits of a caged area, racking, scales and forklift. There are WC's and kitchen areas on both floors.

Accommodation

Area	Sq Ft	Sq M
Ground Floor and first floor offices/stores and kitchens	1,372	127
Garages	560	52
Total	1,932	179

The above areas are in accordance with IPMS-3.

Amenities

- Character detached building
- Gas heating and comfort cooling
- Double glazing
- 2 Kitchen areas
- Refurbished offices
- Garages to rear and car Parking
- 3 WC's
- EPC Rating – D 84

Terms

A new full repairing and insuring lease is available direct from the freehold for a term to be agreed. Consideration will be given to letting the offices in part.

Rent

£48,300 (£25.00 per sq ft) per annum exclusive of VAT and all other outgoings

Business Rates

There are currently 3 separate rates assessments for the building equating to total rates payable of approx. £9,330 per annum. Interested parties should make their own on rates with Spelthorne Borough Council.



For more information or to arrange a viewing contact:-

Paul Flannery

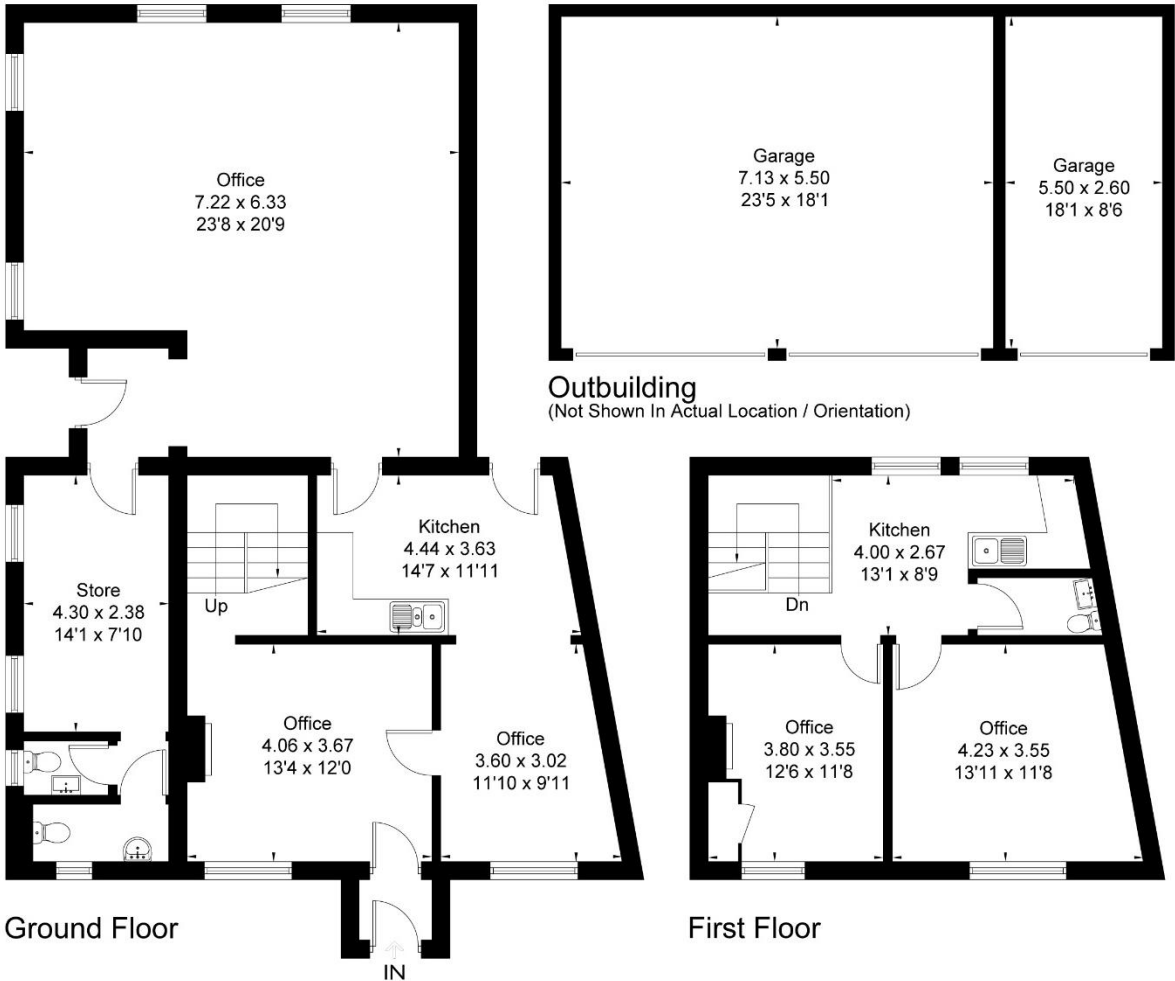
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Floor Plan/Additional Photos

Approximate Area = 155.2 sq m / 1670 sq ft
 Garages = 54.7 sq m / 589 sq ft
 Total = 209.9 sq m / 2259 sq ft





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