

**CREATIVE/ARTIST STUDIO, LOCK UP STORAGE,
LIGHT WORKSHOP, GYM/PERSONAL TRAINING
/GARAGE LOCK UPS **TO LET****



188-12,800 Sq. Ft. (17.47-1,189.12 Sq. M.)

Fairways, Knowle Green,
Staines-upon-Thames

TW18 1AJ

SUITABLE FOR A VARIETY OF USES (S.T.P.)

kemptoncarr.co.uk | Maidenhead office **01628 771221**



Location

Fairways is located in close proximity to Spelthorne Borough Council offices and Spelthorne sports centre, a short walk from local amenities such as retailers and restaurants.

The M25 is easily accessed via junction 13.

Description

The accommodation forms part of the day centre, and offers complete flexibility on size and configuration. There are also detached garages available combined with internal space or to be let in isolation.

Currently space offered is in shell order, there is the potential to offer an external space if required as part of negotiations.

Accommodation

	Sq. Ft.	M2
Fairways	12,800	1,189.12
Garage	118	17.47
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Approx gross internal area (GIA)

Terms

Rental £9.50 per Sq. Ft.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT

The accommodation is available as a whole or in part on new effective full repairing and insuring terms.

Business Rates

The billing authority is Spelthorne Borough Council

Rateable value: T.B.C.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

Amenities

- Suitable for a variety of uses (S.T.P.)
- Flexible accommodation and lease terms
- Garage lock ups available

Energy Performance Rating

T.B.C.

Viewing and further information



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