

# Lot 22

Sycamore Farm, Chertsey Lane, Staines,  
Middlesex TW18 3NG

**GUIDE PRICE: £800,000**



## FREEHOLD YARD WITH OFFICES CIRCA ONE ACRE

This freehold site occupying an area of approximately one acre is predominately rectangular in shape and consists of large storage areas, offices and is partially utilised as a gymnasium. The site is approached through electronic controlled gates and is sold with the benefit of vacant possession. The whole area is predominately not overlooked and is surrounded by the grounds of Penton Hook Marina and will be of interest to business occupiers and investors. There may be scope for future development of the site subject to obtaining any necessary planning consents that may be required by the local authority. The current occupier has planning permission to provide four lorry parking spaces as well as permanent and unrestricted storage and class B8 usage with ancillary offices and parking. A full copy of all relevant planning permissions and licences are available for inspection at the offices of the Auctioneers. A site of this type and nature rarely becomes available and we therefore expect strong interest in this lot.



### LOCATION

The site is located off Chertsey Lane that is a main section of road connecting Staines town centre to Thorpe Park. Good road links serve the area including the M25, M3 and M4 motorways together with easy access provided to Heathrow London Airport. The towns of Staines and Hounslow and Ealing are also within easy reach.

### ACCOMMODATION

Site area approx 1 acre.

Single level building comprising of workshop 985 sq ft, internal storage 528 sq ft, offices 236 sq ft Total area: 1749 sq ft

### TENURE

Freehold

### LOCAL AUTHORITY

Runnymede Borough Council: 01932 838383  
Adopted Rateable Value: £6100 pa

### VENDORS SOLICITORS

Mr C Beerman  
Property Law Partners  
1 Crown Square  
Woking  
Surrey GU21 6HR  
01483 768629  
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### VIEWING TIMES

By appointment through the Auctioneers



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This site plan is for identification purposes only and does not form part of the contract

STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■