

# TWO RIVERS

STAINES-UPON-THAMES

NEW  
RIVER

 **M&G**  
Real Estate

Leasing 2025



NEXT

T.K.maxx

vue



**FIVE GUYS**  
BURGERS and FRIES

M&S  
EST. 1884

★ PRET ★

**KFC**

GOLDSMITHS  
SINCE 1778

PANDORA

The Entertainer  
TheToyShop.com

Premier Inn



wagamama

and over 1,100 car parking spaces.

# Location

- Two Rivers is in the heart of Staines-upon-Thames. The town is one of London's key commercial centres and is strategically located approximately 17 miles south west of central London, 2.5 miles south of London Heathrow Airport and 8.1 miles south east of Slough.
- Two Rivers is highly accessible, situated adjacent to the M25 between the M3 and M4 motorways, and 2.5 miles south of London Heathrow Airport making it easily accessible by car, with fast road connections linking to London.
- If travelling by rail, Staines station is only a short walk from the centre with a fast and frequent service from London Waterloo (36 minutes), Reading and Windsor with The Heathrow Express also offering a journey time of 15 minutes to Paddington. In addition, the local bus station is located minutes from the centre.

**TWO  
RIVERS**





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# Catchment

Two Rivers is a retail and leisure destination which dominates a wide catchment, due to its excellent road, bus and rail links, as well as its comprehensive and premium hybrid offer, comprising retail, leisure and lifestyle. The significant growth of new residential units has added to the residential density of Staines and therefore shopper population. The town centre offer has an excellent range of food, fashion and lifestyle brands.

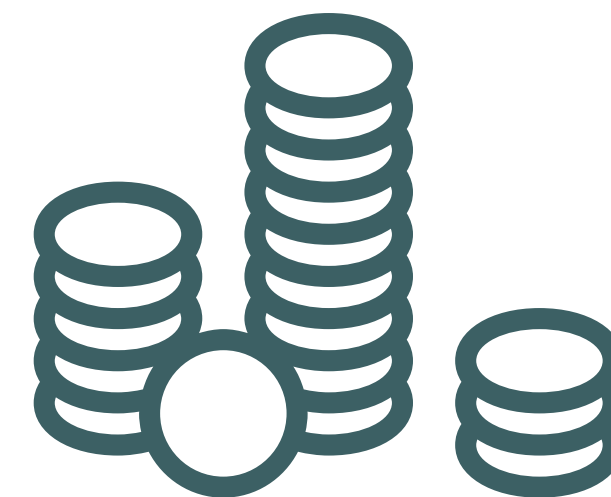
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POPULATION:

1,049,095

It is situated in Staines-upon-Thames which is an extensive and affluent commuter town with a total residential population of 29,700 within a 10 minute travel time.



54% of the total population within a 10 minute drivetime are within the upper-middle and middle affluence sector, at 29% and 25% respectively which are above both the South East and UK averages.

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CAR VISITS:

1.857M  
(PER ANNUM)

Car park data demonstrates very high footfall of circa 1.857 million car visits per annum, capturing a fast growing, dynamic business and residential community. Car park numbers are also comfortably back to pre-pandemic levels and now increasing approximately 6-7% YOY.



# The Scheme

- Two Rivers is a premium hybrid retail, leisure and lifestyle development. The scheme combines traditional out of town retail warehouse units and high street shops with a 10 screen Vue Cinema and extensive restaurant provision. The layout of the scheme offers options for all types of retail units, combined with a leisure offering that retains shoppers into the evening.
- In addition to the retail and leisure operators, the scheme has a 155 key Premier Inn and a 65 key Travelodge.
- The scheme has a total of 1,100 surface car parking spaces. These are paid with barrier-controlled entry and integrated ANPR systems.

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# The Scheme

The Scheme is anchored by:

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# Restaurants & Leisure

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Supporting Two Rivers extensive retail offering are a wide range of food and beverage operators.

★ PRET ★

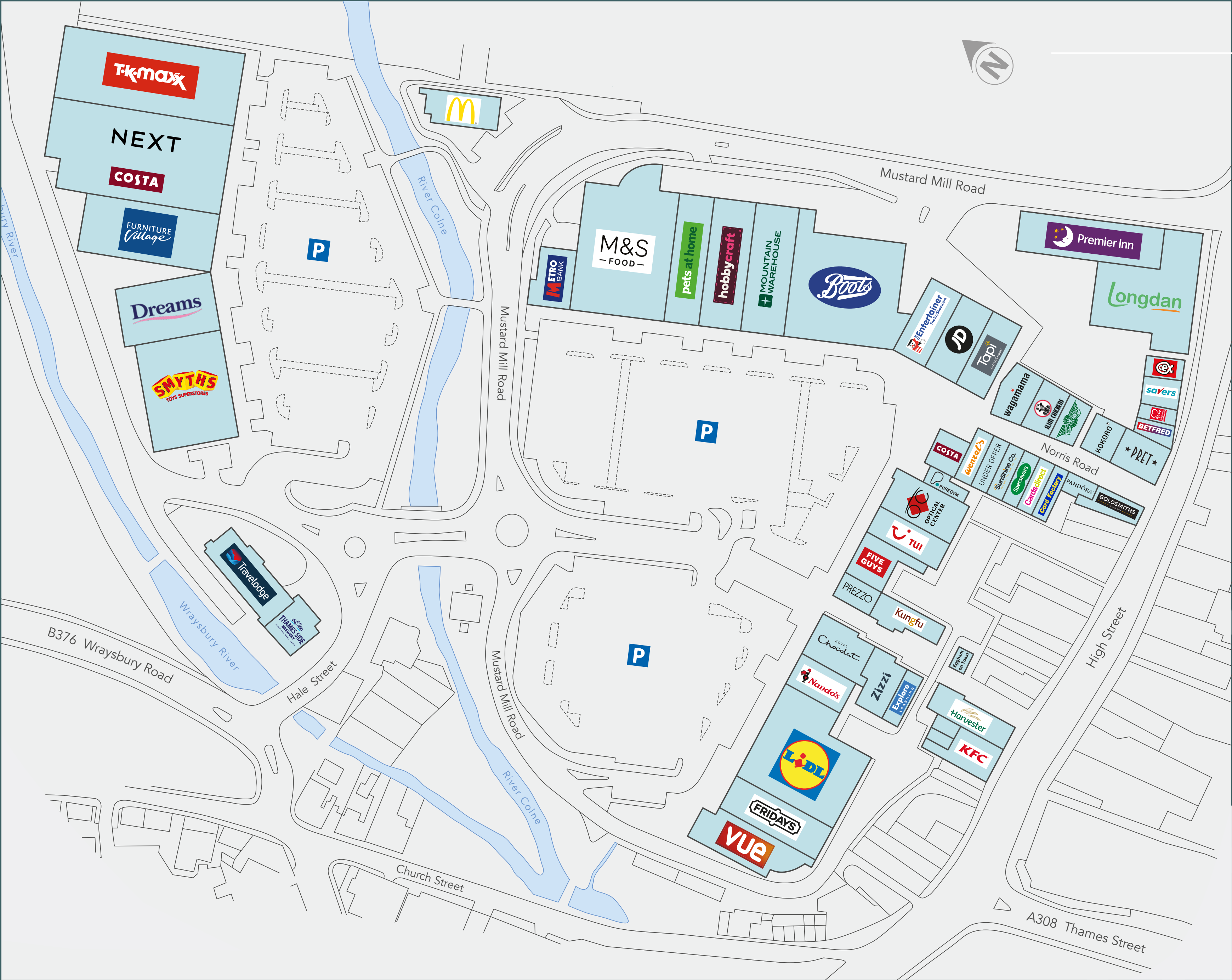


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# Contact

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