

TWO RIVERS

STAINES-UPON-THAMES

NEW
RIVER

 **M&G**
Real Estate

Leasing 2026



NEXT

T.K.maxx

vue



FIVE GUYS®
BURGERS and FRIES

M&S
EST. 1884

★ PRET ★

KFC®

HOTEL
Chocolat.

PANDORA



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**





TWO
RIVERS



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.

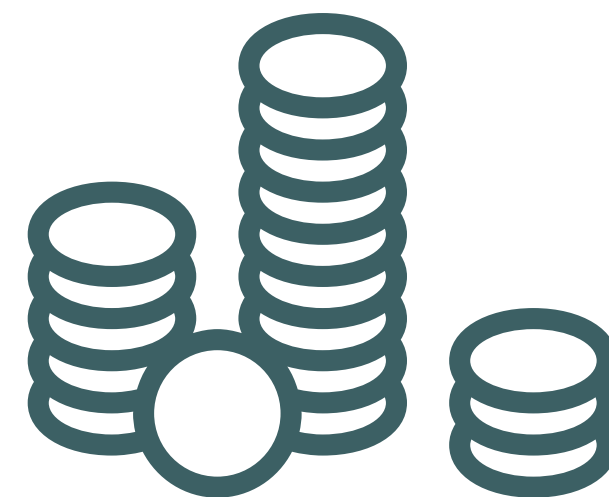
TWO
RIVERS



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.

Leasing 2026



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.

**TWO
RIVERS**



The Scheme

The Scheme is anchored by:

NEXT



Boots

vue

M&S
— FOOD —



TKmaxx

Longdan
Home of Asia

TWO
RIVERS

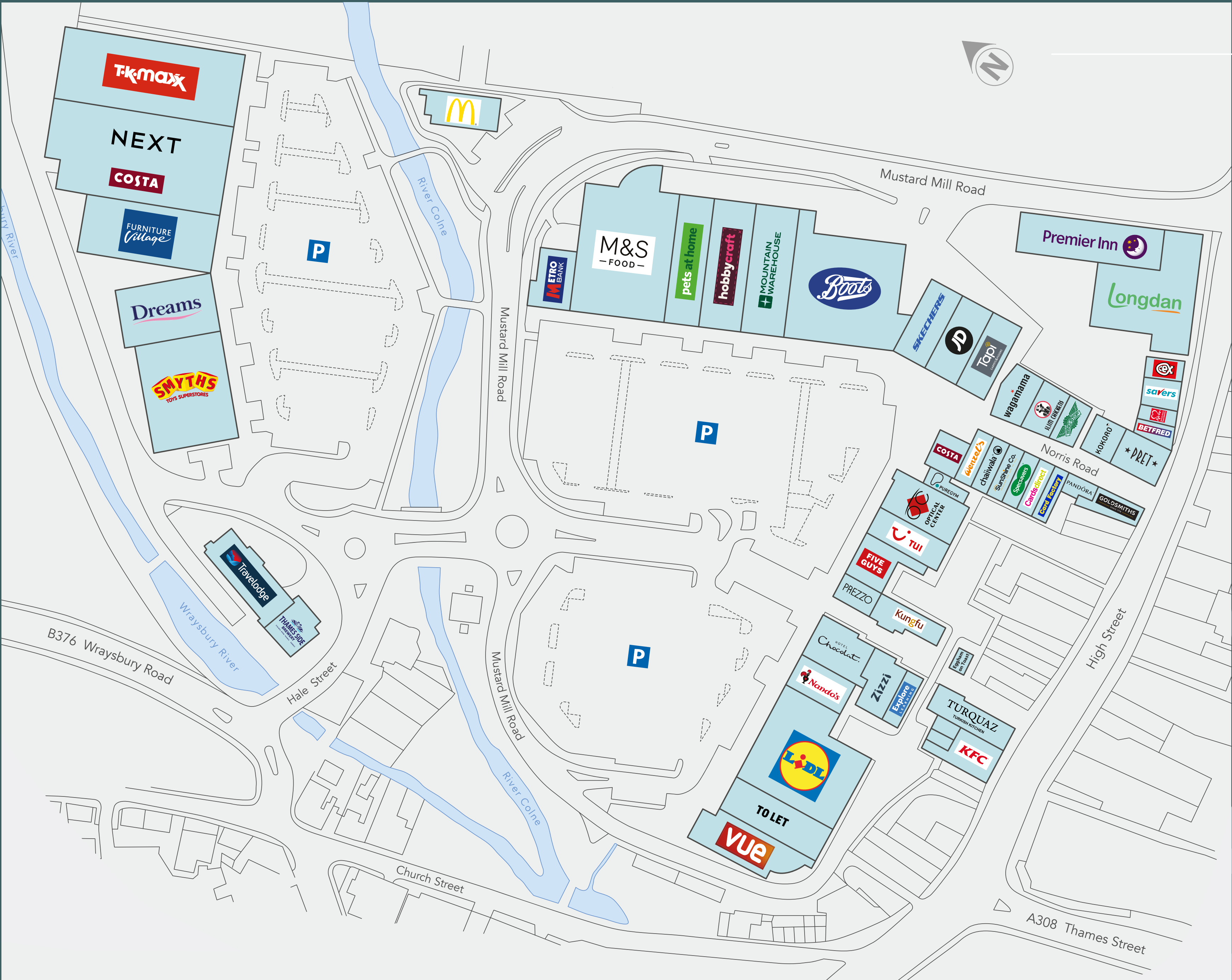
Leasing 2026



Restaurants & Leisure

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





Contact

Leasing 2026

For further information please contact
either of the joint letting agents:

RICHARD ALLSOP

020 7493 4455

richard@morganwilliams.co.uk

NICK HARTWELL

020 7478 4984

nickh@lunson-mitchenall.co.uk

LOUISE HANNAH

07896 838 488

louise@morganwilliams.co.uk

ALEXANDRA HIGHAM

07961 969 742

alexandrah@lunson-mitchenall.co.uk



MISREPRESENTATION NOTICE. Morgan Williams and Lunson Mitchenall for themselves and for the Vendors of the property whose Agents they are, give notice that:- i. the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii. no person in the employment of Morgan Williams or Lunson Mitchenall has any authority to make or give any representations or warranty whatever in relation to this property or the particulars, nor enter into any contract relating to the property on behalf of Morgan Williams or Lunson Mitchenall nor any contract on behalf of the vendors; and iv. no responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. July 2022. Alamo Design 01924 471114.