

# TWO RIVERS

STAINES-UPON-THAMES

NEW  
RIVER

 **M&G**  
Real Estate



NEXT

TKmaxx

vue



FIVE GUYS<sup>®</sup>  
BURGERS and FRIES

M&S  
EST. 1884

★ PRET ★

KFC<sup>®</sup>

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.

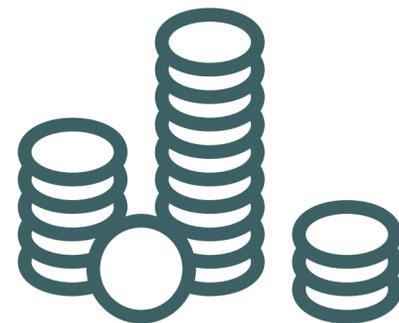
TWO  
RIVERS



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.



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**



Leasing 2026

# The Scheme

The Scheme is anchored by:

NEXT



TWO RIVERS

Leasing 2026



# Restaurants & Leisure

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





# Contact

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

**RICHARD ALLSOP**

020 7493 4455

[richard@morganwilliams.co.uk](mailto:richard@morganwilliams.co.uk)

**NICK HARTWELL**

020 7478 4984

[nickh@lunson-mitchenall.co.uk](mailto:nickh@lunson-mitchenall.co.uk)

**LOUISE HANNAH**

07896 838 488

[louise@morganwilliams.co.uk](mailto:louise@morganwilliams.co.uk)

**ALEXANDRA HIGHAM**

07961 969 742

[alexandrah@lunson-mitchenall.co.uk](mailto:alexandrah@lunson-mitchenall.co.uk)

 MORGAN WILLIAMS

LUNSON MITCHENALL

NEW  
RIVER

 M&G  
Real Estate