

STRIKING, FLEXIBLE, TOWN CENTRE OFFICES

TO LET

4,545 SQ FT – 26,986 SQ FT

LOCATED ON J:13 OF THE M25, STAINES-UPON-THAMES OFFERS EXCELLENT ACCESS TO THE M25, M4 & M3, HEATHROW & GATWICK, CENTRAL LONDON AND THE WEST

Twenty Kingston Road is a Grade A office building perfectly positioned within walking distance to all the main amenities, with Staines Station only a 4 minute walk away, a fabulous secure town-centre parking offering, and strategically located adjacent to M25 J:13 with a 12 minute approx drive to Heathrow Airport.



ALL THE BENEFITS OF A PROSPEROUS THAMES VALLEY COMMERCIAL CENTRE

DESCRIPTION

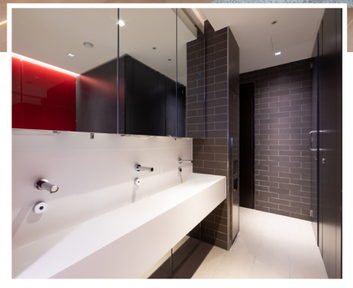
Twenty Kingston Road, flexible, high class office space at the heart of a thriving Thames Valley town. The landscaped approach and double-height reception area provides a strong sense of arrival, with high-class finishes provided throughout.

The building benefits from a fantastic town-centre and has strong sustainability credentials to meet the ESG agenda, including EPC 'B'.



Images shown are of tenanted accommodation









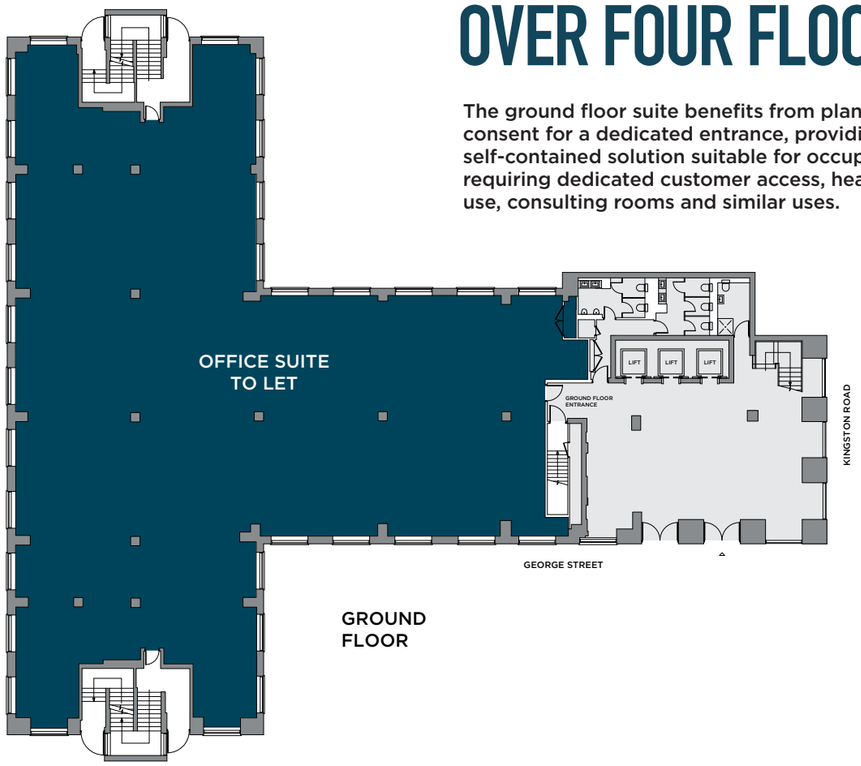




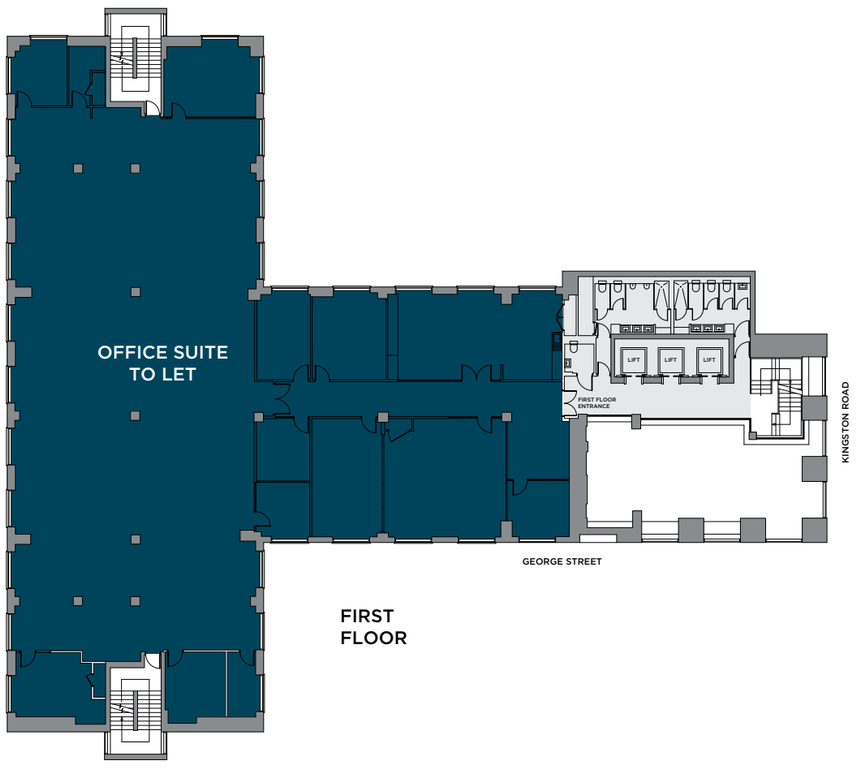


26,986 SQ FT AVAILABLE OVER FOUR FLOORS

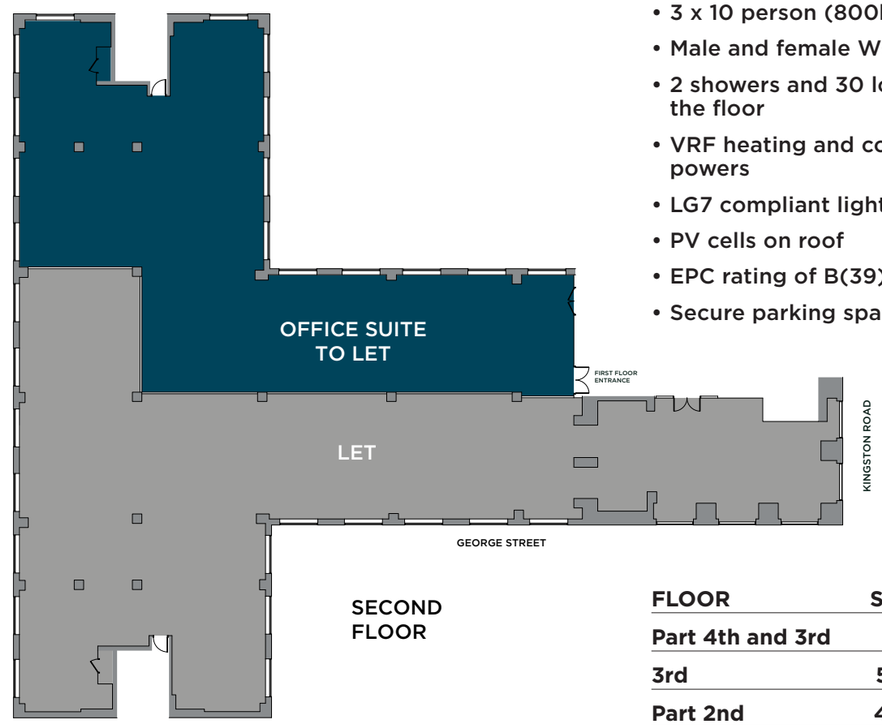
The ground floor suite benefits from planning consent for a dedicated entrance, providing a self-contained solution suitable for occupiers requiring dedicated customer access, healthcare use, consulting rooms and similar uses.



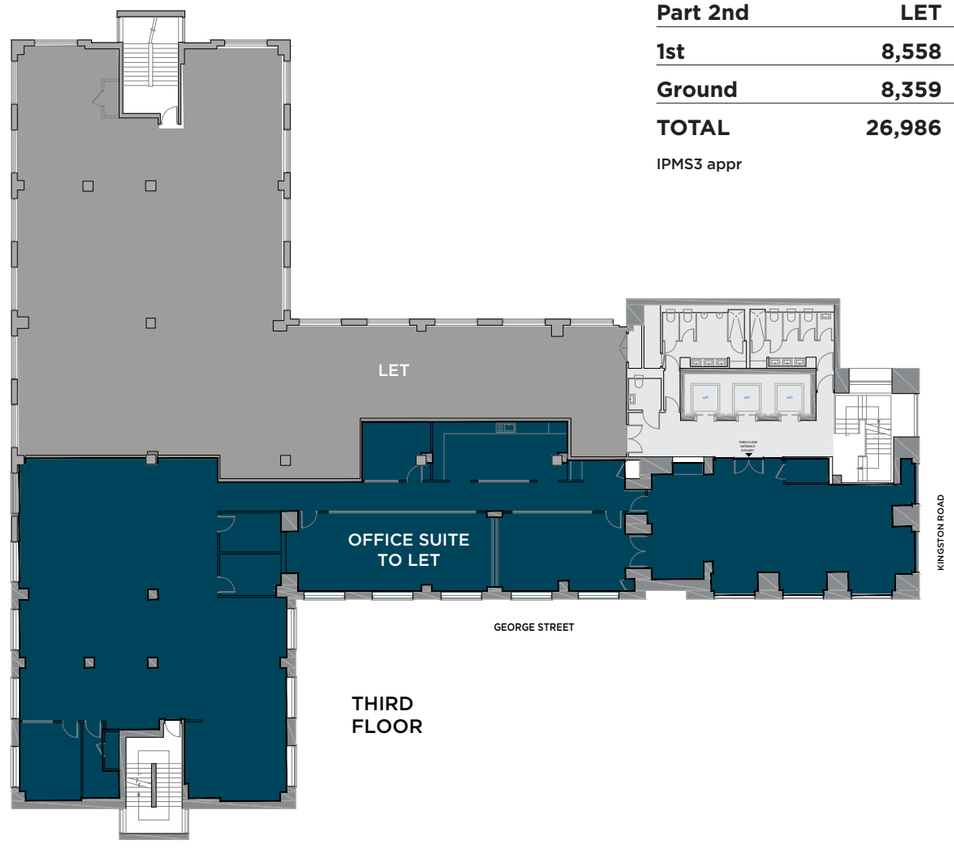
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

SPECIFICATION

- 3 x 10 person (800kg) passenger lifts
- Male and female WCs
- 2 showers and 30 lockers are provided on the floor
- VRF heating and cooling units with low fan powers
- LG7 compliant lighting
- PV cells on roof
- EPC rating of B(39)
- Secure parking spaces (1:359 sq ft)

FLOOR	SQ FT	SQM
Part 4th and 3rd	LET	
3rd	5,524	485.3
Part 2nd	4,545	422.2
Part 2nd	LET	
1st	8,558	795.1
Ground	8,359	766.6
TOTAL	26,986	2,469.2

IPMS3 appr



STAINES-UPON-THAMES OFFERS AN EXCELLENT VARIETY OF LIFESTYLE CHOICES

LOCATION

The town's location creates an amenity mix, that offers a great work/life balance which by association helps promote wellness in the workplace. You can choose from many hotels, restaurants, cafés and bars, with many offering relaxed and welcoming Thames-side settings.

You'll find a selection of health clubs and gyms as well as Ascot Racecourse, Wentworth and Sunningdale golf clubs, Thorpe Park, Legoland and Windsor Great Park.

A wide range of high profile international businesses have congregated in Staines from across the world, from sectors including IT, technology, healthcare, finance, pharmaceuticals and engineering. A selection of these are highlighted in the map opposite.



ELMSLEIGH SHOPPING CENTRE



PURE GYM



COSTA COFFEE



PREMIER INN HOTEL

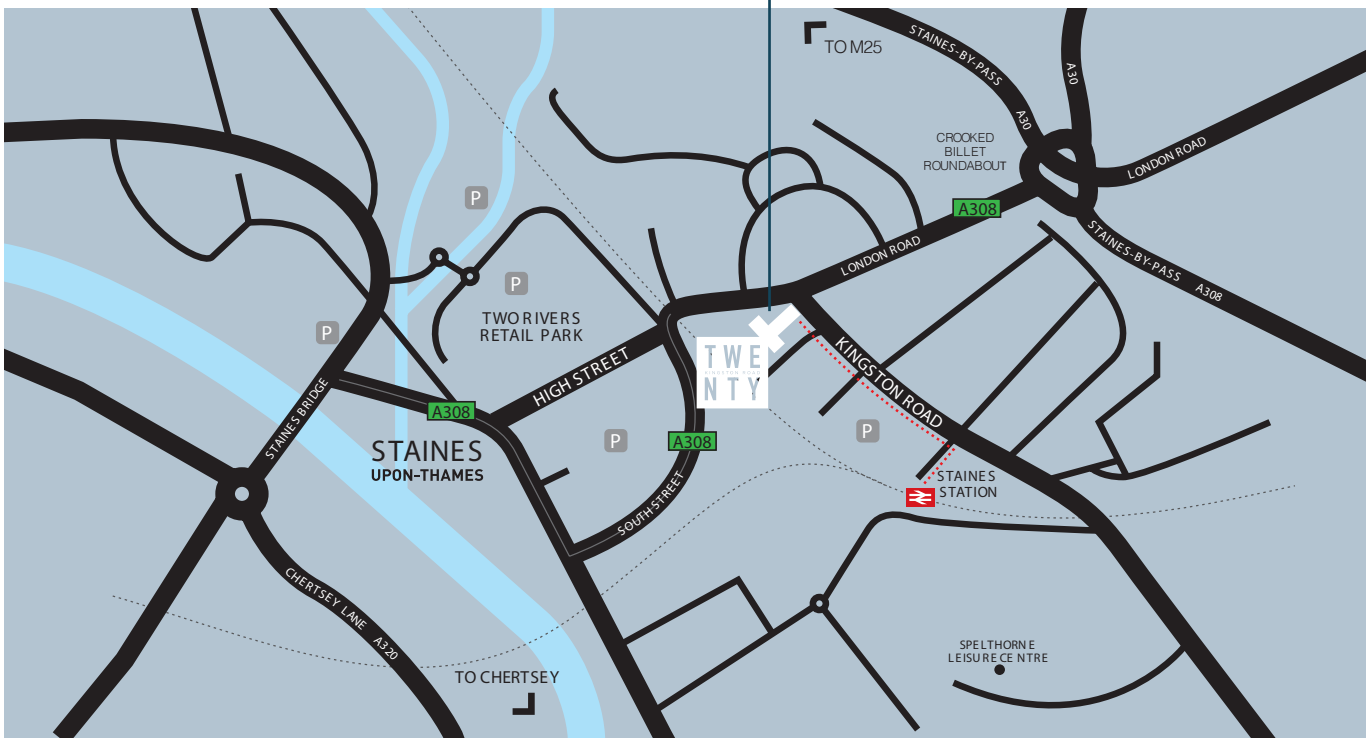

SUNNINGDALE GOLF


RIVERSIDE PUBS


RESTAURANTS


GYM & FITNESS CENTRES


THE THAMES PATH



	miles
Egham	1.2
Heathrow	3.9
Windsor & Eton	5
London Waterloo	20
Reading	32
St Pancras	25
Gatwick	37

	mins
Egham	5
Windsor & Eton	26
London Waterloo	35
Reading	45
St Pancras	62
Gatwick	64

ROAD

Sitting on Junction 13 of the M25, Staines-upon-Thames offers excellent access to the M25, M4 and M3 motorways, Heathrow and Gatwick Airports, Central London and the West.

For occupiers with large parking requirements, Staines town centre benefits from a large amount of public parking where day tickets or longer-term licences are typically available in plentiful numbers.

RAIL

Staines station is just a 4 minute walk away, with regular trains providing direct access to London Waterloo in 35 minutes. Reading station is 45 minutes away and Gatwick Airport can be reached in just over an hour.

AIR

Heathrow Airport, one of the world's key transport hubs is less than 4 miles drive from Twenty Kingston Road and provides a wealth of domestic and international connections. Gatwick Airport, just 37 miles away, provides further options.

twenty-staines.com

Owned and managed by CLS

Knight Frank

Jack Riley
07867 002 484
jack.riley@knightfrank.com

Tom Slater
07870 803 314
tom.slater@knightfrank.com

Colliers

Will Foster
07789 878 007
will.foster@colliers.com

Conor Walmsley
07716 406 211
conor.walmsley@colliers.com

Vail Williams

Maria Hoadley
07584 649 059
mhoadley@vailwilliams.com

Natalie Furtado
07584 034 875
nfurtado@vailwilliams.com

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their Client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. August 2026 .

Designed by HEKKTA