

**TWENTY**  
KINGSTON ROAD  
**TWENTY**

STAINES-UPON-THAMES

AVAILABLE  
NOW



**STRIKING, FLEXIBLE, TOWN CENTRE OFFICES  
TO LET  
4,462 SQ FT - 26,363 SQ FT**



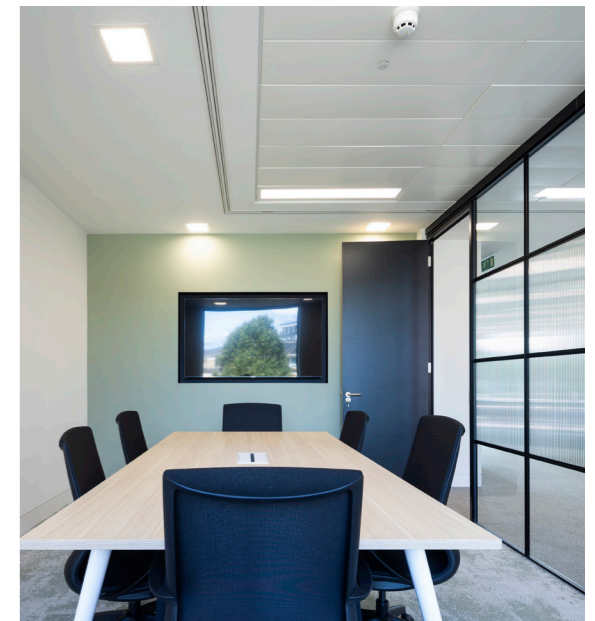
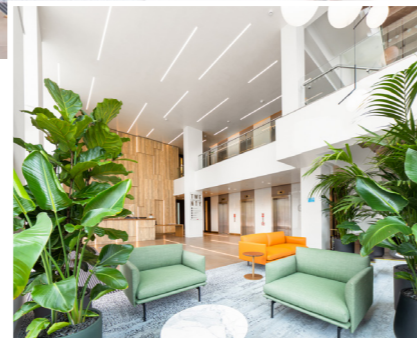
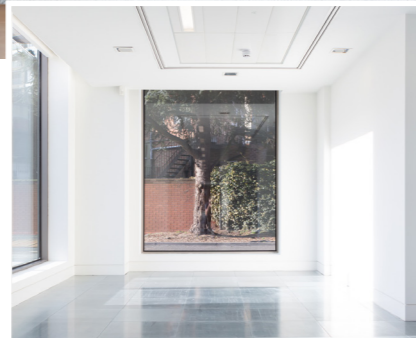


# ALL THE BENEFITS OF A PROSPEROUS THAMES VALLEY COMMERCIAL CENTRE

## 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.

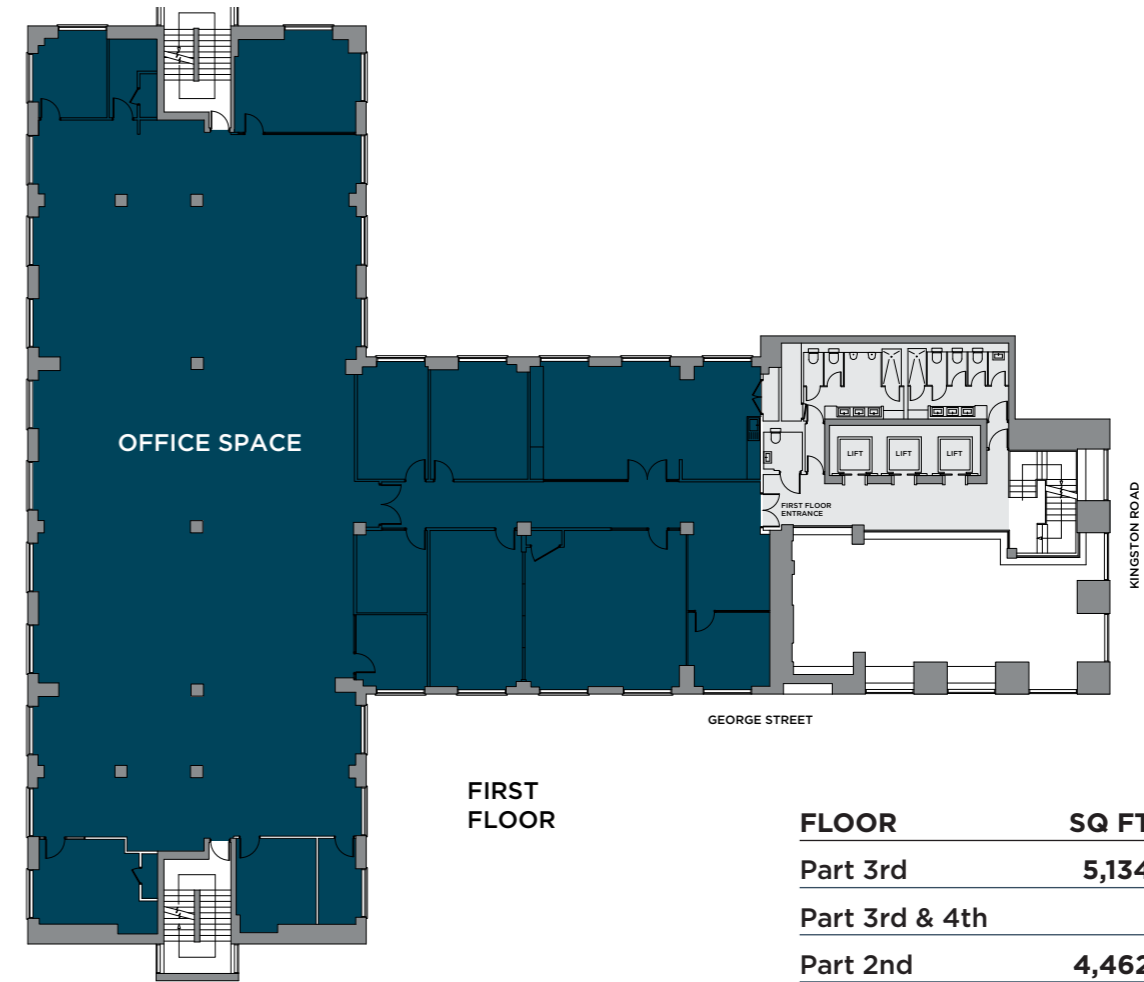
The building benefits from a fantastic town-centre and has strong sustainability credentials to meet the ESG agenda, including EPC 'B'.



# 26,363 SQ FT AVAILABLE OVER THREE FLOORS.

## SPECIFICATION

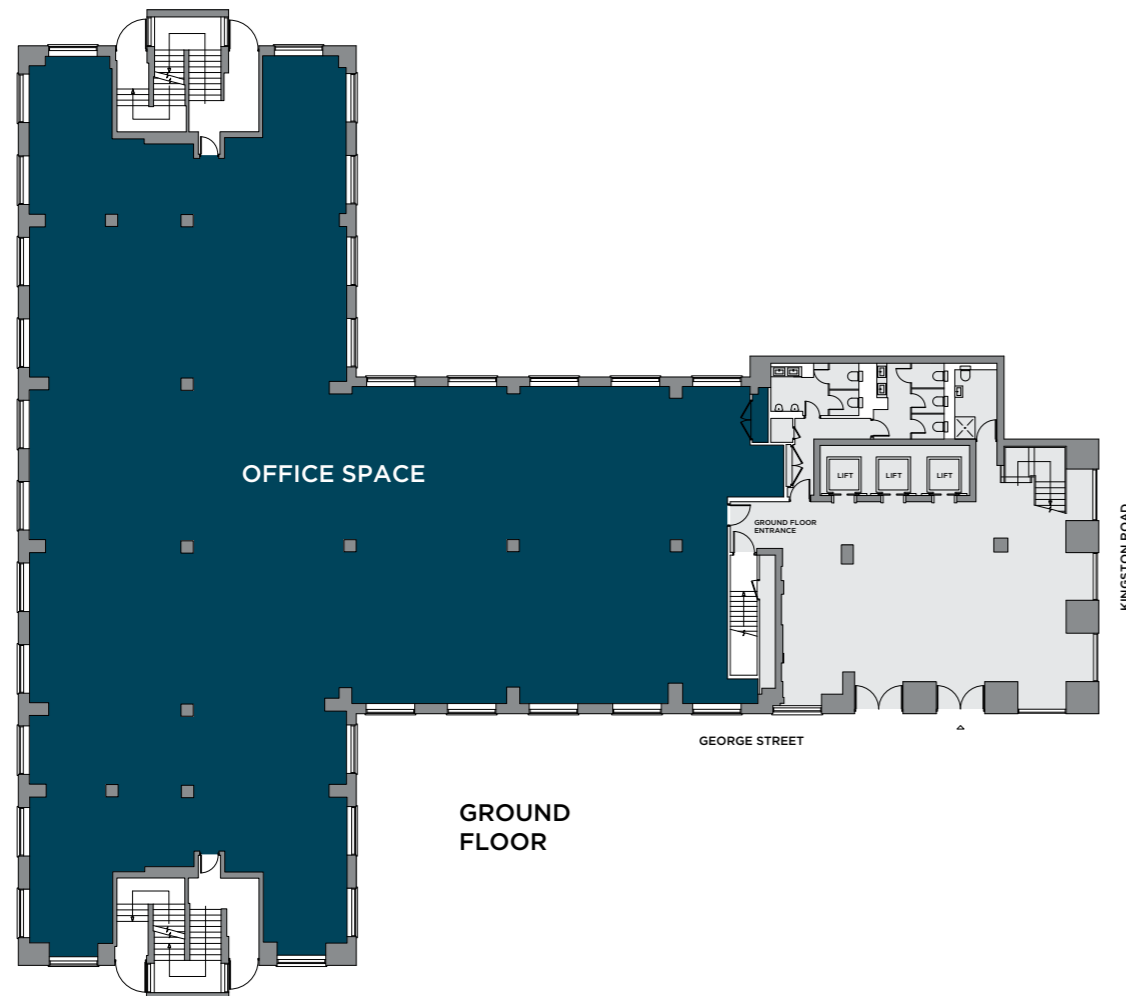
- 3 x 10 person (800kg) passenger lifts
- Male and female WCs
- 2 showers and 30 lockers are provided on the floor
- VRF heating and cooling units with low fan powers
- LG7 compliant lighting
- PV cells on roof
- EPC rating of B(39)
- Secure parking spaces



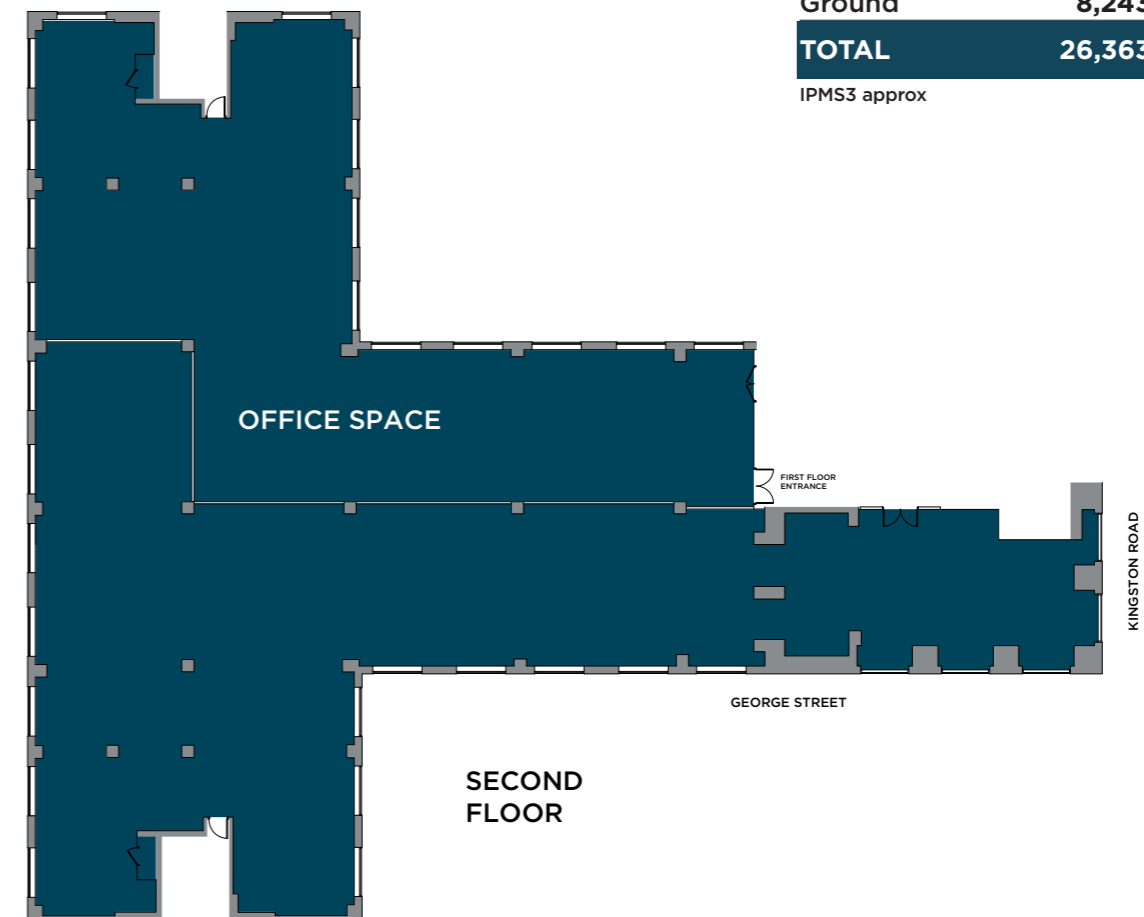
FIRST FLOOR

FLOOR	SQ FT	SQM
Part 3rd	5,134	477
Part 3rd & 4th	Let	
Part 2nd	4,462	414
Part 2nd - fitted	Let	
1st	8,524	792
Ground	8,243	765
<b>TOTAL</b>	<b>26,363</b>	<b>2,448</b>

IPMS3 approx



GROUND FLOOR



SECOND FLOOR

### KEY LOCAL OCCUPIERS

1. Gartner Group
2. Future Electronics
3. VM Ware
4. British Gas
5. BUPA
6. Hitachi Capital
7. ServiceNow
8. Mallinckrodt Pharma
9. Synamedia
10. Wood PLC



# 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



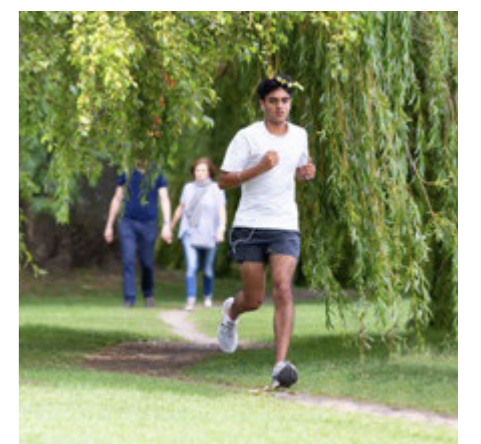
RIVERSIDE PUBS



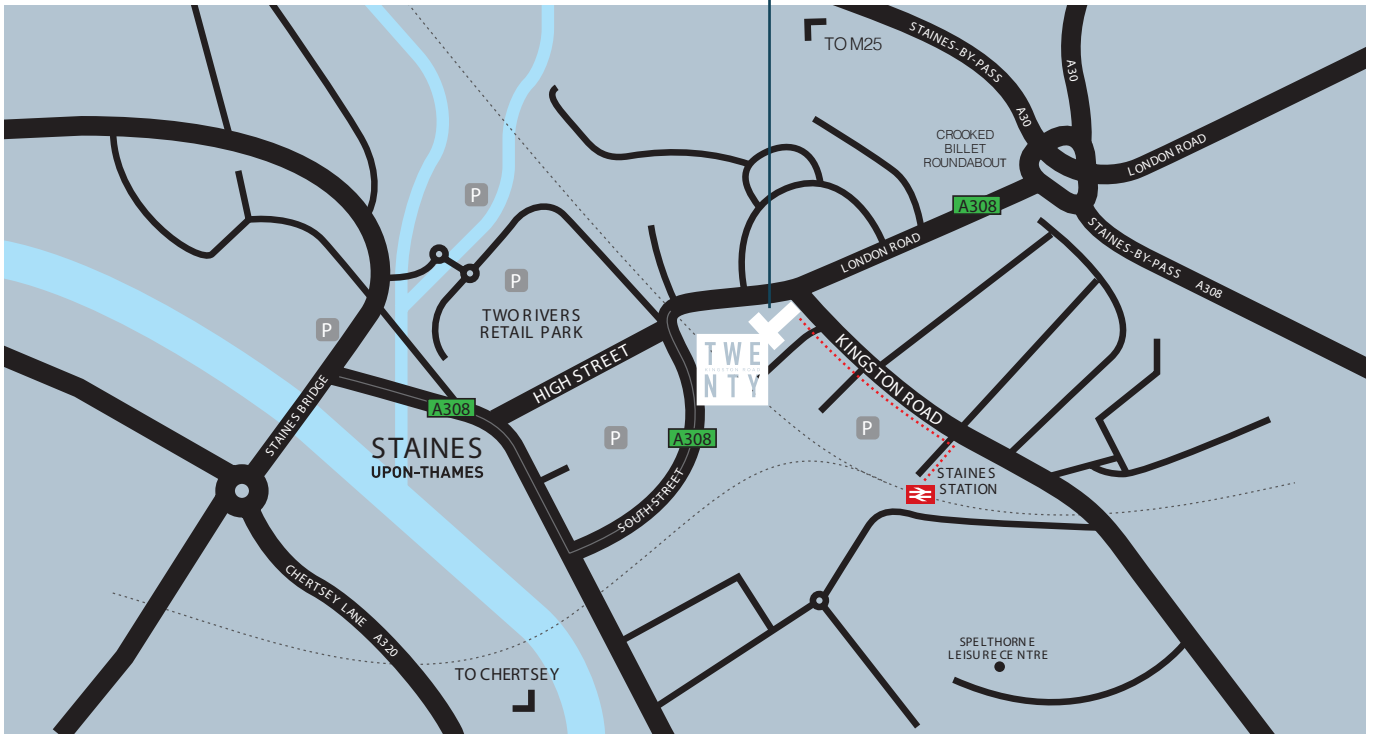
RESTAURANTS



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](http://twenty-staines.com)



Jack Riley  
07867 002 484  
[jack.riley@knightfrank.com](mailto:jack.riley@knightfrank.com)

Tom Slater  
07870 803 314  
[tom.slater@knightfrank.com](mailto:tom.slater@knightfrank.com)



Will Foster  
07789 878 007  
[will.foster@realestate.bnpparibas](mailto:will.foster@realestate.bnpparibas)

James Little  
07350 404 732  
[james.little@realestate.bnpparibas](mailto:james.little@realestate.bnpparibas)



Maria Hoadley  
07584 649 059  
[MHoadley@vailwilliams.com](mailto:MHoadley@vailwilliams.com)

George O'Connor  
07836 544 564  
[goconnor@vailwilliams.com](mailto:goconnor@vailwilliams.com)