

STAINES-UPON-THAMES

Waterman's House,
Waterman's Court Business
Park, TW18 3AG

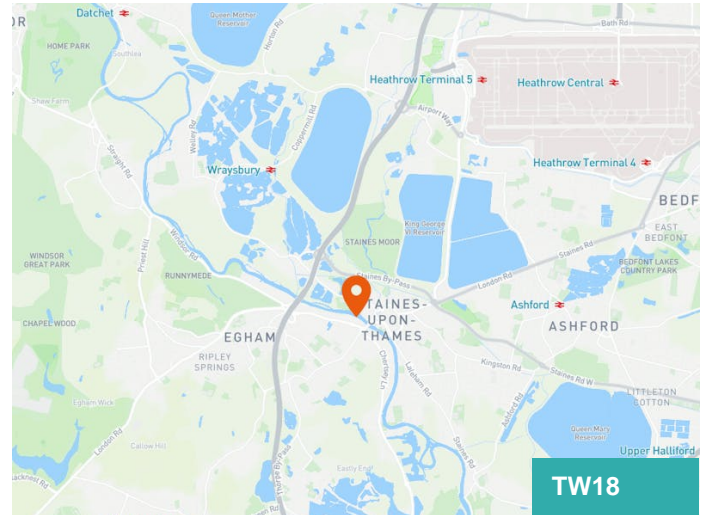


OFFICE TO LET

260 TO 3,540 SQ FT

- Undergoing full refurbishment
- Air conditioning throughout
- Prime location overlooking the River Thames
- Excellent onsite parking
- Within walking distance of Staines Town Centre
- LED lighting
- Attractive landscaping within a riverside setting

High Quality Attractive Waterside Offices - To Let



Summary

Available Size	260 to 3,540 sq ft
Rent	£36.50 per sq ft
Service Charge	£8 per sq ft
EPC Rating	B (29)

Description

Available To Let in Waterman's House is a high quality first floor office suite undergoing a full refurbishment and providing a mixture of open plan office accommodation and private offices / meeting rooms. It also benefits from a kitchen / breakout area, a balcony overlooking the River Thames and excellent natural light. The building benefits from an 8 person passenger lift and a stylish, welcoming reception area. 5 parking spaces are offered with the first floor.

Further space is available within Waterman's Business Park. Parris House has 770 sq. ft. available on the ground floor. This suite provides modern, exposed surfaces with a private meeting room and its own kitchen. Captains House also provides between 260-865 sq. ft. on the first and second floors. These suites can be let individually or as a whole. Separate details for Parris and Captains House are available online or by request.

Location

The offices are situated on Waterman's Business Park and overlook the River Thames. It is accessed directly from The Causeway (A208), the principle office location within Staines upon Thames which has attracted occupiers such as BUPA, ADP, DHL and Samsung.

Staines upon Thames benefits from unrivaled road connections through its proximity to the M25, M3 and M4 motorways. Staines upon Thames is a 10 minute drive from Heathrow Airport which is only 8 miles to the north and Gatwick is only 37 miles to the south east. Rail connections are excellent with direct trains to London Waterloo.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Waterman's House	1,905	176.98	Available
Ground - Parris House	770	71.54	Available
Building - Captains House	865	80.36	Available
Total	3,540	328.88	

Viewings

Strictly by appointment through sole letting agents listed below.

Terms

Available by way of flexible terms to be agreed.

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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