



Staines-upon-Thames
TW18 4EX

A highly prominent headquarters office building with an impressive remodelled reception,
providing 4,466 - 43,571 sq ft of refurbished office accommodation

TO LET



1st floor refurbished office



One London Road is a five storey headquarters office building benefitting from excellent prominence on London Road. The property, which was constructed in 2000, has undergone a comprehensive refurbishment to the common parts and the 1st & 4th floors.

The property features a striking triple height reception area and the upper floors are serviced by three passenger lifts. The available office accommodation ranges from 4,466 sq ft upwards.

The property incorporates the following specification:

- Remodelled ground floor triple height reception
- New metal tile suspended ceiling
- New LED lighting
- New four pipe fan coil system
- New fire alarm system
- 24 hour access and security
- New trend controls
- New BMS Control systems
- Full access raised floor with new carpet
- Fully refurbished WCs and showers
- Car parking ratio of 1:292 sq ft
- Bike racks
- Window blinds
- EPC Grade C

AVAILABILITY

FLOOR	AVAILABILITY	SQ FT	SQ M
3rd	Available	4,466	415
3rd	Available	10,995	1,021
2nd	Available	10,829	1,006
Ground	Available	16,937	1,574
OVERALL TOTAL		43,571	4,048

Please note: The third floor can be split to offer from 4466 sq ft upwards. NIA independent measurements by Plowman Craven

FLOOR PLANS



LONDON ROAD



Shown for illustrative purposes only. Not to scale.



LOCATION

Staines-upon-Thames is located in Surrey on the River Thames. Ideally located 18 miles from Central London, 4 miles from London Heathrow airport and 8 miles from Slough, the property has easy access to the M25, M3 and M4.

One London Road is prominently located on the north side of London Road in Central Staines. Situated just 0.2 miles from the high street and 0.2 miles from Staines railway station. The proximity to the town centre means the property is well served with amenities which include M&S, Sainsbury's, H&M, Pure Gym, Vue Cinema, Wagamama and Nando's.

Staines-upon-Thames' status as a business hub has been cemented by its award as a Business Investment District. This means a further £1.6m is to be invested in the town over the next five years.



CONNECTIONS

The property is located within a five minute walk of Staines railway station which offers the following services:

	MINS
London Waterloo	35
Reading	47
Windsor	14
Clapham Junction	24

There are several bus routes located immediately opposite the site which offer frequent services for Staines and the surrounding area.

In terms of connections by road, One London Road benefits from the following:

	MILES
M25 J13	1.6
Heathrow Terminal 5	3.7
M3 J1	4.4
M4 J4B	5.25
Heathrow Airport central terminals	6.4
Central London	22

Source: google.co.uk/maps/thetrainline.com

CONTACT

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Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. October 2023.