

FRASER HOUSE

Staines- Upon- Thames,
56 Kingston Road, TW18 4LN



ALL ENQUIRIES

6,735 SQ FT

- Modern air conditioning offices.
- 17 on-site car spaces.
- Adjacent to Staines railway station.
- Two storey self contained building.
- Potential for alternative uses.





Summary

Available Size	6,735 sq ft
Rent	£30 per sq ft Quoting Rent
Rates Payable	£70,144 per annum
Rateable Value	£137,000
EPC Rating	D

Description

Fraser House is a modern two storey building providing two floors of fully open plan accommodation. The current arrangement provides a mixture of offices and meeting rooms on both the ground and first floors, together with comms room, and breakout areas.

Location

Fraser House is uniquely located immediately adjacent to Staines Main Line Railway Station with prominent main road frontage to Kingston Road. Staines Town Centre with its excellent shopping facilities and the central bus station are within a few minutes walk.

Staines mainline train station provides a fast and regular service to London Waterloo and Reading. Staines-upon-Thames is a major commercial centre which has prospered due to its location. Sitting on Junction 13 of the M25 it offers excellent access to the M25, M4 and M3 motorways, to both Heathrow and Gatwick Airports, to Central London and the West.

Specification

The building benefits from the following amenities:

- Ground floor reception area
- Minimum of 17 on-site car spaces
- Four pipe fan coil air-conditioning
- Suspended ceilings with recessed lighting
- Excellent natural light
- New carpets throughout
- Male & female WCs on each floor plus disabled WC
- Shower facility
- Landscaped site
- Fully fitted kitchen and break out area
- Large board room / presentation suite

Viewings

Strictly by appointment through the sole agent.

Terms

A new fully repairing and insuring lease direct from the Landlord for a term to be agreed.

Alternatively, the freehold of the building for sale POA.

Occupation

Immediate upon completion of legal formalities.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



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