



MAGNA HOUSE

STAINES-UPON-THAMES

FROM 3,152 SQ FT TO 19,262 SQ FT COMPREHENSIVELY REFURBISHED HQ OFFICE SPACE **TO LET**



WELCOME TO MAGNA HOUSE
A PREMIUM HQ OFFICE BUILDING
IN A PROMINENT TOWN
CENTRE LOCATION





◀ M25 LONDON GATWICK

RIVER THAMES

RAILWAY STATION

ELMSLEIGH CENTRE

HIGH STREET

LONDON HEATHROW M25 ▶

TWO RIVERS SHOPPING CENTRE

PREMIER INN


MAGNA HOUSE

PERFECTLY PLACED
TO DO BETTER
BUSINESS

A30 / A308 + LONDON HEATHROW T5

Eder Grove

BERKLEY HOMES
PHASE 1 COMPLETE
IN 2023



FULLY REFURBISHED RECEPTION AREA. BECAUSE FIRST IMPRESSIONS COUNT



Grade A
HQ space



Comprehensively
refurbished



Town centre
location



Meeting rooms /
break out area



New shower block
& locker facilities



Car parking
(1:254 sq ft)

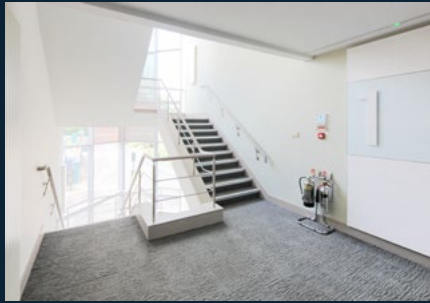


Magna House is an imposing 26,873 sq ft three storey office HQ, comprehensively refurbished with a stunning reception area, offering contemporary office accommodation to a Grade A finish.

The building boasts a newly refurbished reception area offering an impressive entrance for employees and visitors. Offices are arranged over ground and two upper floors, with windows on all sides ensuring bright internal spaces, filled with natural light, creating a high quality working environment.

In addition, there is a meeting room / break out facility on the top floor which totals 1,377 sq ft.







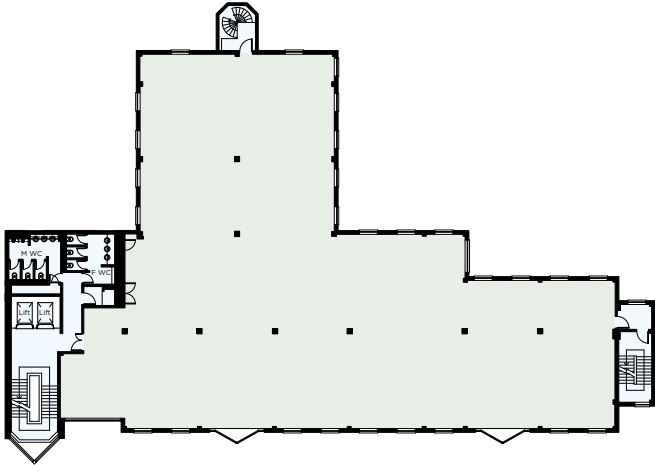
CONTEMPORARY OFFICE SPACE COMPREHENSIVELY REFURBISHED THROUGHOUT

With suites available from 3,154 sq ft, whole floors from 8,926 sq ft and total offices up to 19,262 sq ft, there's a space to suit your business whatever it may be.

SCHEDULE OF AREAS

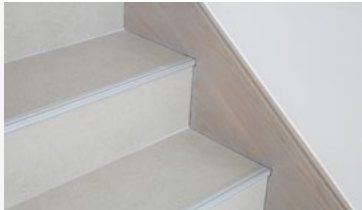
Floor	sq m	sq ft
Third Floor	128	1,377
Second Floor	832	8,959
First Floor	829	8,926
Ground	LET	
Total	19,262	2,496

Select floor to view:



SUMMARY SPECIFICATION

- > Comprehensively remodelled reception
- > New WCs and showers
- > New self-contained shower block with lockers
- > New 4-pipe fan coil air-conditioning
- > New metal tiled suspended ceilings
- > New LED lighting
- > Full access raised floors
- > Newly carpeted throughout
- > Two x 11 person passenger lifts
- > Car parking spaces (1:254 sq ft)
- > Bike racks (12 secure and 14 open racks)
- > EPC Rating: B (46)





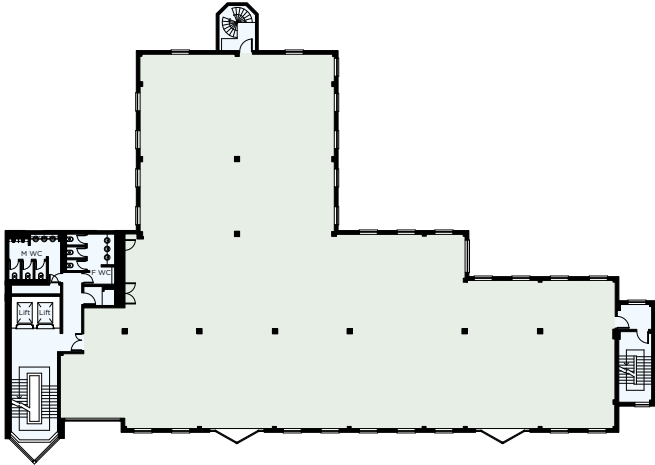
CONTEMPORARY OFFICE SPACE COMPREHENSIVELY REFURBISHED THROUGHOUT

With suites available from 3,000 sq ft, whole floors from 8,926 sq ft and total offices up to 19,262 sq ft, there's a space to suit your business whatever it may be.

SCHEDULE OF AREAS

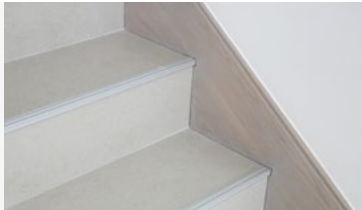
Floor	sq m	sq ft
Third Floor	128	1,377
Second Floor	832	8,959
First Floor	829	8,926
Ground	LET	
Total	19,262	2,496

Select floor to view:



SUMMARY SPECIFICATION

- > Comprehensively remodelled reception
- > New WCs and showers
- > New self-contained shower block with lockers
- > New 4-pipe fan coil air-conditioning
- > New metal tiled suspended ceilings
- > New LED lighting
- > Full access raised floors
- > Newly carpeted throughout
- > Two x 11 person passenger lifts
- > Car parking spaces (1:254 sq ft)
- > Bike racks (12 secure and 14 open racks)
- > EPC Rating: B(46)





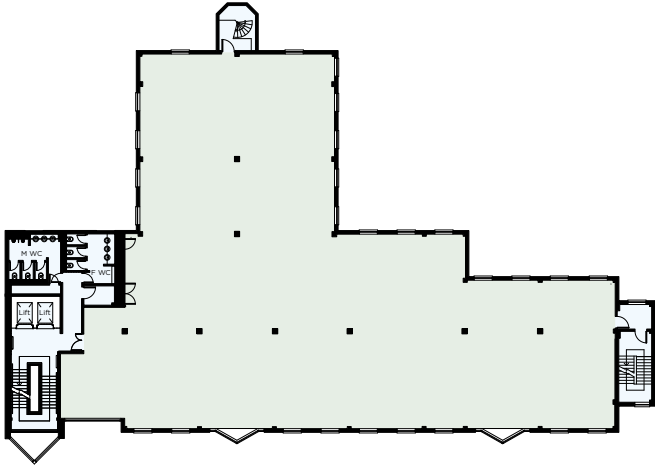
CONTEMPORARY OFFICE SPACE COMPREHENSIVELY REFURBISHED THROUGHOUT

With suites available from 3,000 sq ft, whole floors from 8,926 sq ft and total offices up to 19,262 sq ft, there's a space to suit your business whatever it may be.

SCHEDULE OF AREAS

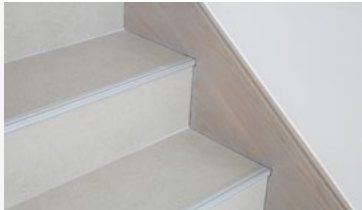
Floor	sq m	sq ft
Third Floor	128	1,377
Second Floor	832	8,959
First Floor	829	8,926
Ground	LET	
Total	19,262	2,496

Select floor to view:



SUMMARY SPECIFICATION

- > Comprehensively remodelled reception
- > New WCs and showers
- > New self-contained shower block with lockers
- > New 4-pipe fan coil air-conditioning
- > New metal tiled suspended ceilings
- > New LED lighting
- > Full access raised floors
- > Newly carpeted throughout
- > Two x 11 person passenger lifts
- > Car parking spaces (1:254 sq ft)
- > Bike racks (12 secure and 14 open racks)
- > EPC Rating: B(46)





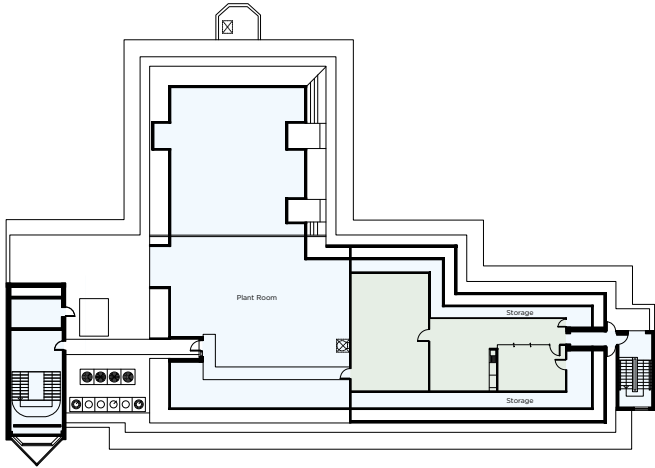
CONTEMPORARY OFFICE SPACE COMPREHENSIVELY REFURBISHED THROUGHOUT

With suites available from 3,000 sq ft, whole floors from 8,926 sq ft and total offices up to 19,262 sq ft, there's a space to suit your business whatever it may be.

SCHEDULE OF AREAS

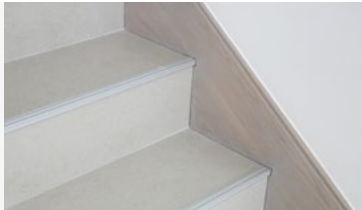
Floor	sq m	sq ft
Third Floor	128	1,377
Second Floor	832	8,959
First Floor	829	8,926
Ground	LET	
Total	19,262	2,496

Select floor to view:



SUMMARY SPECIFICATION

- > Comprehensively remodelled reception
- > New WCs and showers
- > New self-contained shower block with lockers
- > New 4-pipe fan coil air-conditioning
- > New metal tiled suspended ceilings
- > New LED lighting
- > Full access raised floors
- > Newly carpeted throughout
- > Two x 11 person passenger lifts
- > Car parking spaces (1:254 sq ft)
- > Bike racks (12 secure and 14 open racks)
- > EPC Rating: B(46)





BRIGHT INTERNAL SPACES
CREATING A HIGH QUALITY
WORKING ENVIRONMENT





PRIME POSITION. COMMUNICATIONS ARE KEY AT MAGNA HOUSE



Sainsbury's

Magna House is prominently situated in this bustling Surrey town with a growing reputation for providing superb staff and client amenities.

Magna House is ideally located for access from all directions – only 1.5 miles from the M25 (junction 13), and a short walk from Staines mainline Station.

As well as the obvious communications benefits, Magna House is perfectly positioned to enjoy all the amenities the town centre has to offer including the River Thames and the regular train service to London Waterloo and Reading.



TRAVEL TIMINGS

By Car Source: AA

M25 Junction 13	5 mins
Heathrow	16 mins
Heathrow T5	9 mins
Slough	19 mins
Richmond Upon Thames	25 mins
Reading	43 mins
West End	46 mins

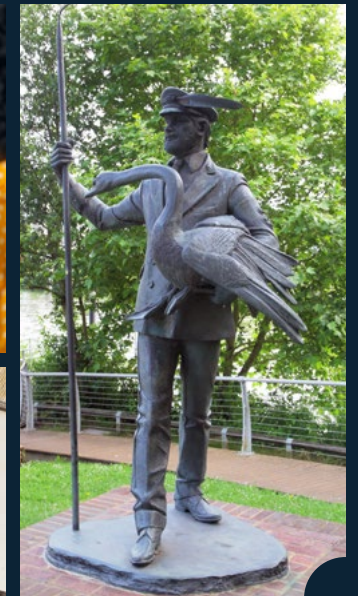
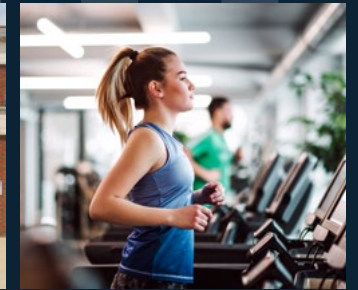
By Rail National Rail

Richmond Upon Thames	17 mins
Clapham Junction	25 mins
London Waterloo	38 mins
Ascot	20 mins
Bracknell	27 mins
Reading	50 mins





STAINES-UPON-THAMES PROVIDES
EXCELLENT RETAIL OPPORTUNITIES
WITH A MIX OF WELL KNOWN BRANDS
AS WELL AS SUPERB RESTAURANTS
AND LEISURE FACILITIES





(i) These particulars are set out as general outline only, for the guidance of intended purchasers or lessees, and do not constitute part of any offer or contact: (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) No person in the employment of Jones Lang LaSalle or Hurst Warne has any authority to make or give any representation or warranty whatever in relation to this property: (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Designed and produced by Zest Design & Marketing (www.zestdm.co.uk). June 2021 (02201)



Nic Pocknall
0770 416 219
nic.pocknall@hurstwarne.co.uk

Simon Fitch
0791 753 1707
simon.fitch@hurstwarne.co.uk



Kate Clark
0780 2789 702
kate.clark@eu.jll.com