



WATERMAN'S HOUSE, WATERMAN'S COURT BUSINESS PARK, STAINES-UPON-THAMES, TW18 3BA

OFFICE TO LET

2,175 SQ FT (202.06 SQ M)



Summary

Newly refurbished waterside offices

Available Size	2,175 sq ft
Rent	£37.50 per sq ft
Rates Payable	£10.76 per sq ft
Rateable Value	£45,500
Service Charge	£7 per sq ft
EPC Rating	Upon Enquiry

- Prime riverside location overlooking the River Thames
- Private balcony overlooking the River Thames
- 5 Car parking spaces plus Landlord EV charging available
- Riverside seating and picnic areas
- Short river walk to town centre
- Competitive and fixed electricity tariff for next two years



Location



**Waterman's House
Waterman's Court Business
Park, Kingsbury Crescent,
Staines-Upon-Thames, TW18
3BA**

Waterman's Court is situated on Waterman's Business Park and overlooks 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, DHL, VM Ware and Samsung.

The town centre is within a 5 minute walk and provide excellent financial, retail and restaurant facilities including the Elmsleigh and Two Rivers Shopping centres.





Further Details

Description

Waterman's Court Business Park comprises three buildings: Waterman's House a multi-let 4 storey building; Parris House a self contained two storey building; and Captains House a multi-let 3 storey office.

The available accommodation comprises the 3rd floor at Waterman's House.

The Offices provide open plan grade A accommodation which has been newly refurbished to a high standard and is available immediately.



Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
3rd	2,175	202.06	Available
Outdoor - Balcony	55	5.11	Available
Total	2,230	207.17	



Specification

Estate security and CCTV
LED lighting
8 person passenger lift
External amenity and picnic areas
5 car spaces on site together with additional spaces available opposite by arrangement
Landlord EV electrical car charging points
Air conditioning throughout



Viewings

Strictly by appointment through the sole agents.

Stratus

CREATIVE

THINK PRIME
SMARTER | GLOBAL | LOGISTICS



Enquiries & Viewings



Steve New

snew@vailwilliams.com
07874 902123
01483 446800



Charlie Perkins

cperkins@vailwilliams.com
07545 803419
0148 344 6800

 **Vail
Williams**
View on our website