



**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



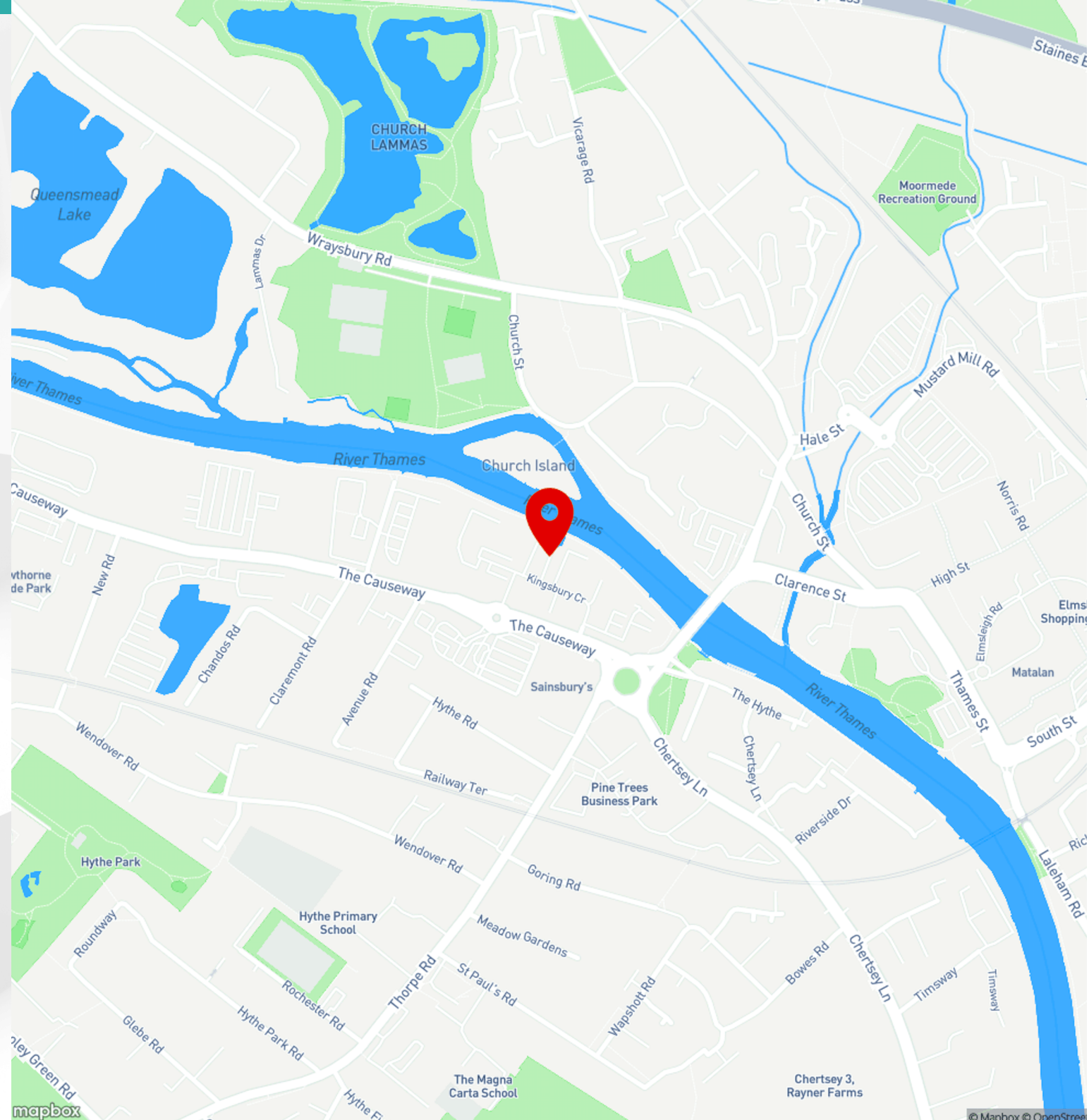
Location



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.





Enquiries & Viewings



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