

2ND FLOOR
NOW LET TO MENZIES
FITTED OPTION
NOW AVAILABLE



MAGNA HOUSE

STAINES-UPON-THAMES TW18 4BP

FROM 3,909 TO 10,868 SQ FT OF FULLY FITTED AND REFURBISHED OFFICE SPACE **TO LET**



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





◀ M25 LONDON GATWICK

RIVER THAMES

ELMSLEIGH CENTRE

LONDON HEATHROW M25 ▶



RAILWAY STATION
8 minute walk (0.3 miles)

HIGH STREET

TWO RIVERS SHOPPING CENTRE


MAGNA HOUSE

PREMIER INN



Eden Grove

BERKELEY HOMES
PHASES 1 AND 2 NOW
COMPLETE

PERFECTLY PLACED
TO DO BETTER
BUSINESS

A30 / A308 + LONDON HEATHROW T5



FULLY REFURBISHED RECEPTION AREA. BECAUSE FIRST IMPRESSIONS COUNT



Fitted option
available



Comprehensively
refurbished



New sun
terrace



Town centre
location



EPC B



New shower block
& locker facilities



Car parking
(1,254 sq ft)



8 minute walk from
Staines Train Station



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

The building boasts a newly refurbished reception area, fully fitted and furnished ground floor suite, a newly enhanced sun terrace and third floor Peloton Studio.

The available space is arranged over the ground and part 1st floor, filled with natural light, creating a high quality working environment with plenty of onsite amenities which make Magna House a great place to work.





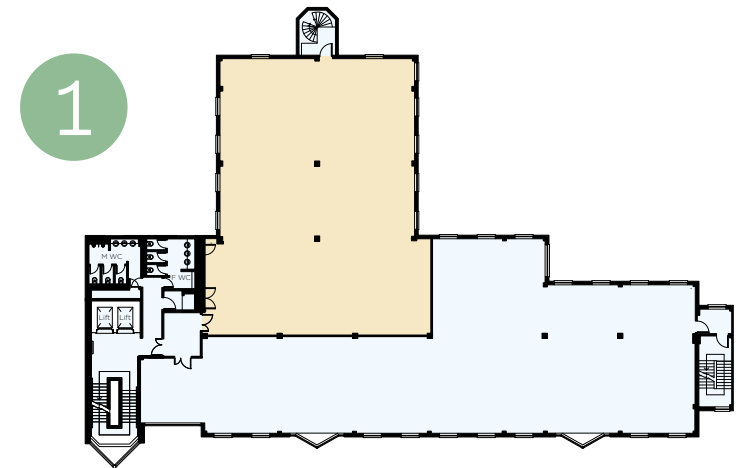
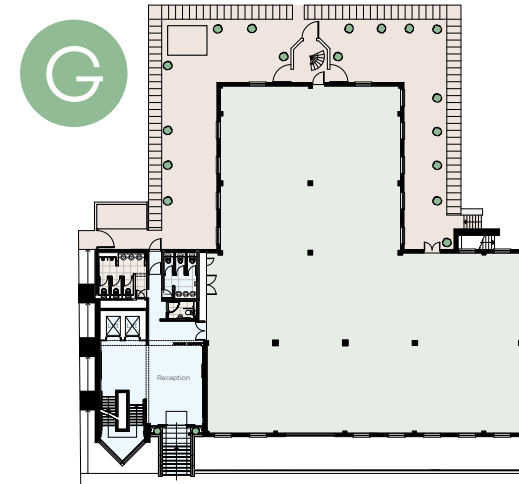


CONTEMPORARY OFFICE SPACE EITHER FITTED OR FULLY REFURBISHED

With a fully fitted suite of 6,959 sq ft available, or 3,909 sq ft available of refurbished space, there's an option to suit your business whatever it may be.

SCHEDULE OF AREAS

Floor	sq ft
Third	Peloton Studio
Second	LET
Part 1st (Refurbished)	3,909
Ground (Fitted)	6,959
Total	10,868



SUMMARY SPECIFICATION

- > Comprehensively remodelled reception
- > WCs and showers
- > Self-contained shower block with lockers
- > 4-pipe fan coil air-conditioning
- > Metal tiled suspended ceilings
- > LED lighting
- > Full access raised floors
- > EV charging points under parking
- > 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



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.



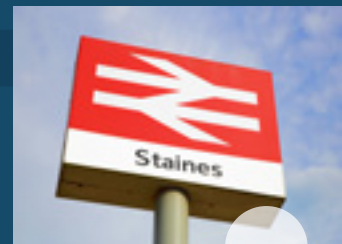
TRAVEL TIMINGS

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

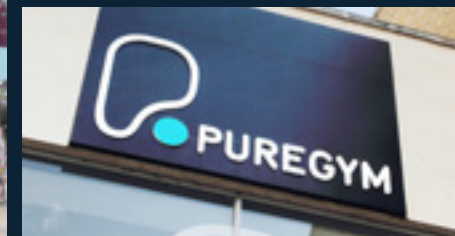
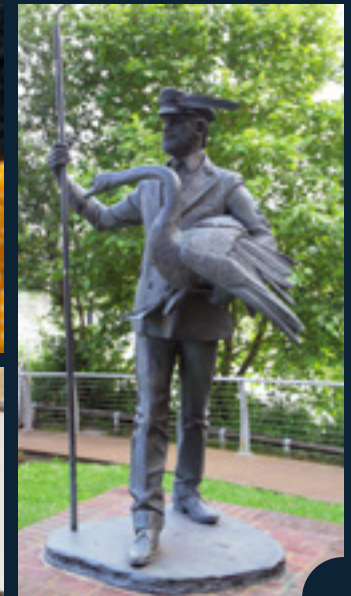
By Rail National Rail

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 contract: (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). August 2023 (02382)



Kate Clark
07802 789 702
kate.clark@eu.jll.com



Nic Pocknall
07770 416 219
nic.pocknall@hurstwarne.co.uk

Simon Fitch
07917 531 707
simon.fitch@hurstwarne.co.uk



Jeremy Metcalfe
07587 039 562
jeremy.metcalfe@hollishockley.co.uk

Elizabeth Gray
07712 815 268
elizabeth.gray@hollishockley.co.uk