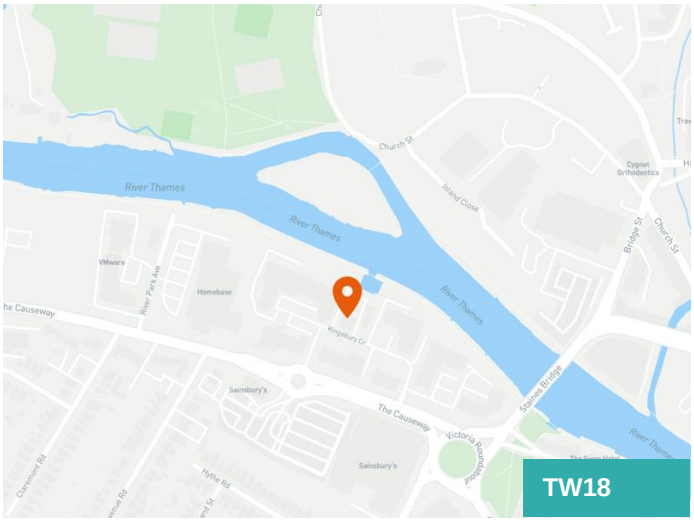
STAINES-UPON-THAMES

Part 1st Floor Waterfront, TW18 3AG

OFFICE TO LET

6,410 SQ FT

- High quality modern fit out
- Generous onsite parking with electric charging points
- VRF air conditioning
- Onsite business lounge and riverside terrace
- Manned reception



Summary

Available Size	6,410 sq ft
Rates Payable	£16.92 per sq ft
Rateable Value	£226,000
EPC Rating	A

Description

This part first floor 6,410 sq ft office in Staines provides an excellent opportunity for occupiers seeking high-quality, modern workspace with minimal upfront fit-out requirements. Benefiting from the current tenant's impressive specification, the accommodation is presented in ready-to-occupy condition and offers a professional environment designed to support a range of working styles. The office includes a mix of open-plan desk space, flexible meeting rooms/private offices, and an attractive breakout area.

The modern accommodation features an exposed ceiling and a dedicated reception area on arrival, creating a strong first impression for both staff and visitors. Elsewhere within the building, occupiers benefit from a communal business lounge for informal meetings, a front-of-house reception / building manager, and an external patio terrace overlooking the River Thames, available for tenants to use for corporate and team events.

Location

Waterfront is located on Staines' most established business park, within close proximity to the town centre and a wide range of amenities, including a Sainsbury's directly opposite the property.

The park is well connected by both road and rail, with Staines railway station approximately a 20-minute walk away, providing direct mainline services to London Waterloo in under 45 minutes. Junction 13 of the M25 is just a 5-minute drive from the property, offering convenient access to the wider M4 Corridor, Central London and the national motorway network. Heathrow Airport is also easily accessible, approximately 15 minutes by car or 30 minutes by rail.

Specification

- High quality modern fit out
- Generous onsite parking with electric charging points
- VRF air conditioning
- Onsite business lounge and riverside terrace
- EPC A
- Shower facilities
- Manned reception

Viewings

Strictly by arrangement through agents listed below

Terms

Available by way of a sublease or lease assignment until April 2031. Alternatively, a longer term could be available direct from the Landlord.

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction

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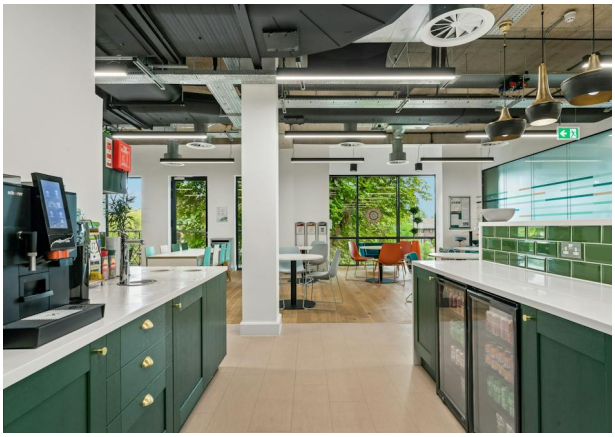
WATERFRONT
CITIZEN
SUSE
Praesto

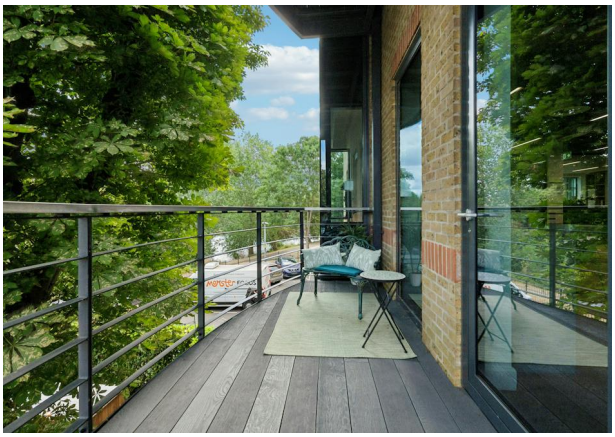
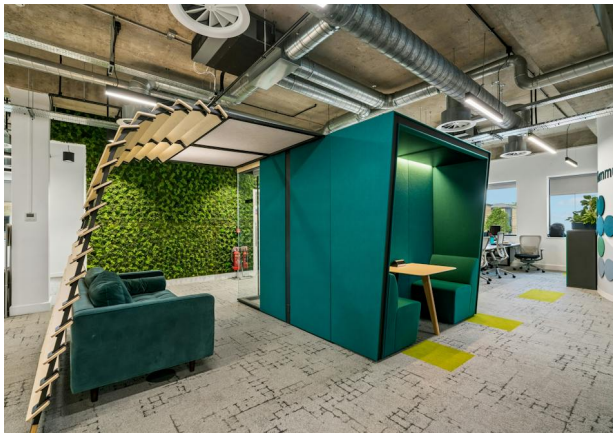
Snack Bar

Choice
Innovation
Trust
Community

Community Innovation

Choice
Innovation
Trust
Community

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