



To Let

An imposing, comprehensively refurbished three storey Grade A office HQ with spin and work out studio plus external terrace for tenant's use

- Refurbished Grade A office accommodation
- Comprehensively remodelled reception
- New metal tiled suspended ceilings
- 106 car parking spaces (1:254 sq ft)
- Full access raised floors
- New WCs and showers
- Town centre location
- Peloton Exercise Studio

Magna House

18-32 London Road, Staines-Upon-Thames, TW18
4BP

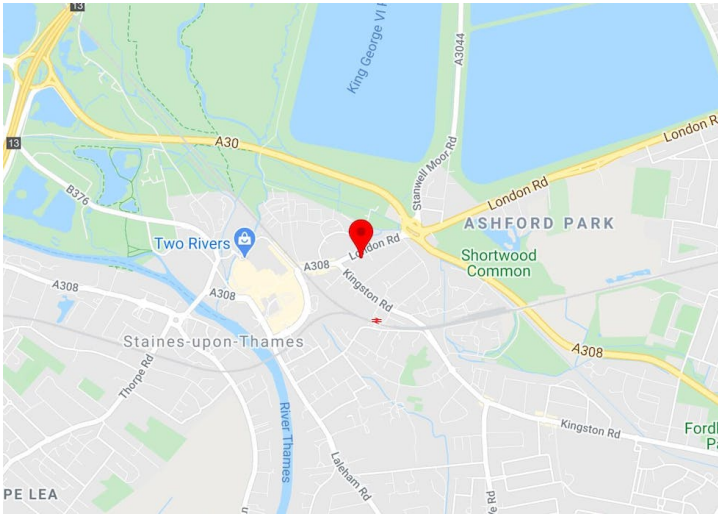
1,377 to 12,252 sq ft

127.93 to 1,138.25 sq m

Reference: #18305

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Summary

Available Size	1,377 to 12,252 sq ft / 127.93 to 1,138.25 sq m
Rent	Rent on application
Rates Payable	£12.95 per sq ft
Service Charge	£7.50 per sq ft
EPC	B (46)

Location

Prominently situated in this major M25/Heathrow office location. The property is only 1.5 miles from the M25 (junction 13), and a short walk from Staines mainline station with its regular train service to London Waterloo and Reading.

Accommodation

Ground floor offers a fitted suite. First floor part let.

Floor/Unit	Description	sq ft	Availability
3rd	Third Floor	1,377	Available
2nd	Second Floor	8,959	Let
1st	First Floor	3,916	Available
Ground	Ground Floor	6,959	Available
Total		21,211	

Specification

- Comprehensively remodelled reception
- New WCs and shower plus basement shower block with changing facilities
- 4-pipe fan coil air-conditioning with new boilers and chillers
- New metal tiled suspended ceilings
- New LED lighting
- Full access raised floors
- Newly carpeted throughout
- Two x 11 person passenger lifts
- 106 car parking spaces (1:254 sq ft) including one fully accessible space
- Bike racks (12 secure and 14 open racks)
- EPC rating: B(46)

Staines-upon-Thames is increasingly well regarded for its shopping amenities with a wide range of well known high street retailers to be found in the Elmsleigh and Two Rivers Shopping Centres. The town also has a wide selection of superb restaurants and leisure facilities.

Viewings

Strictly by appointment by the sole agents.

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