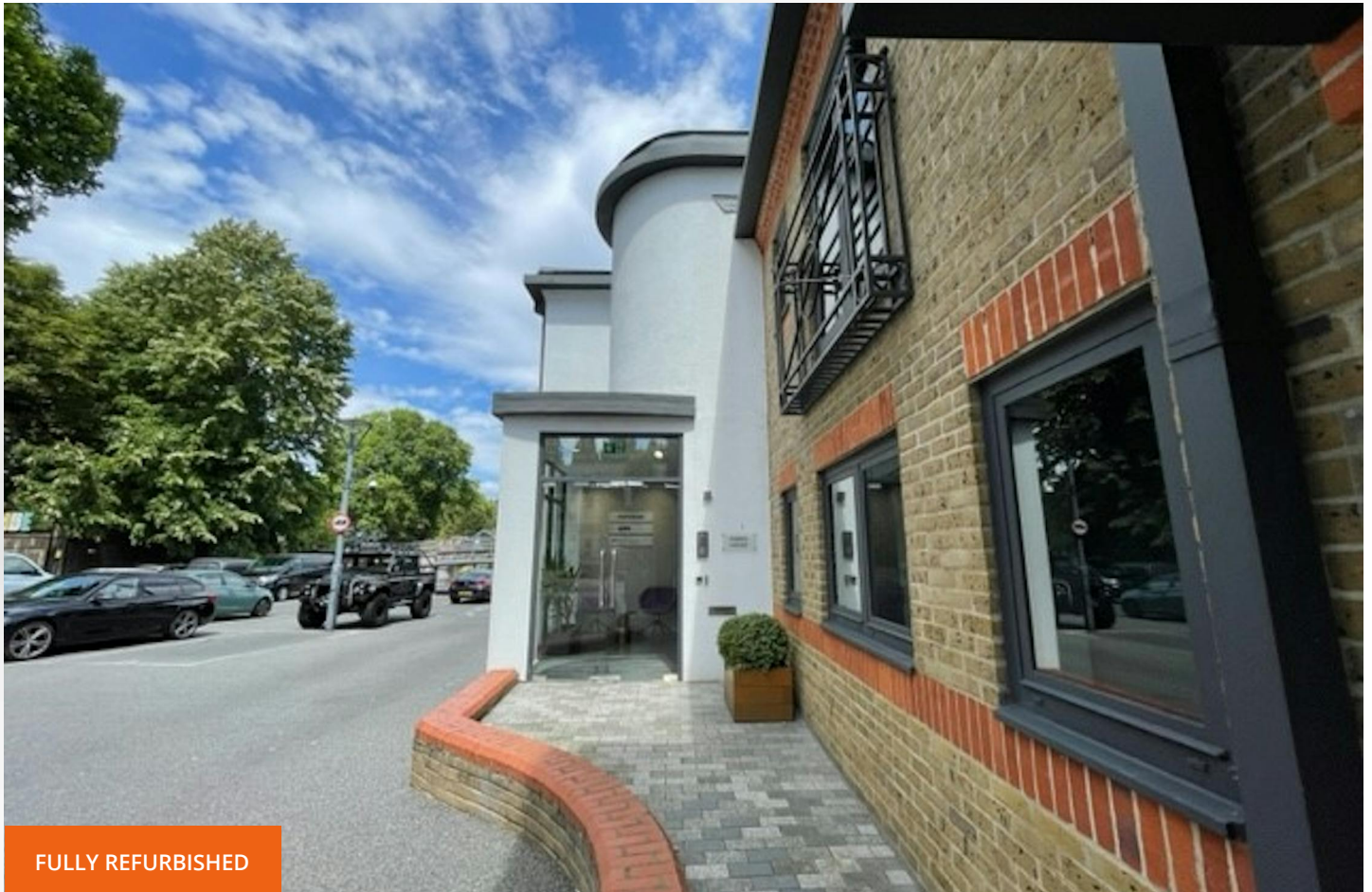


STAINES-UPON-THAMES

Parris House, Waterman's
Court Business Park, TW18
3BA

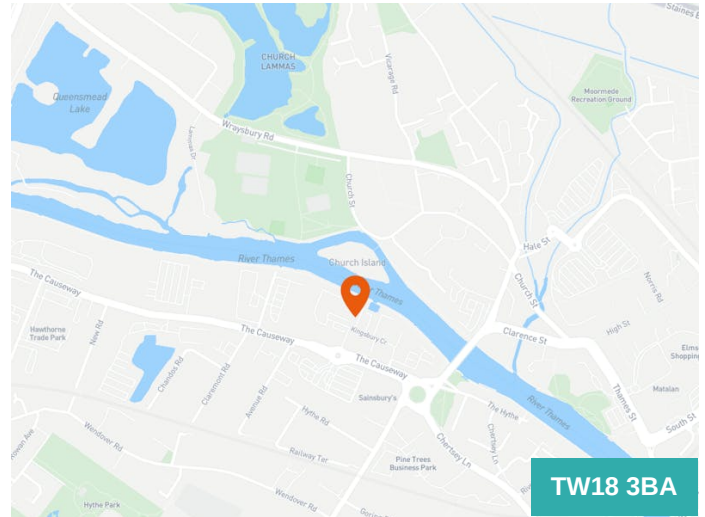


OFFICE TO LET

770 SQ FT

- Quoting figures inclusive of rent and service charge
- Prime riverside location overlooking the River Thames
- To be fully refurbished
- Short walk into Staines Town Centre
- 2 car parking spaces
- Private boardroom and kitchen / breakout area
- Suitable for up to 12 desks

Refurbished Modern Waterside Offices - To Let



Summary

Available Size	770 sq ft
Rent	£32,000 per annum Rent inclusive of Service Charge
Business Rates	N/A
Service Charge	N/A
EPC Rating	A (23)

Description

Parris House offers a fully refurbished, high quality ground floor office suite within a picturesque riverside setting. The suite is open plan, grade A accommodation with its own boardroom and kitchen/breakout area.

Further space is available in Waterman's House and Captains House. Details are available upon request.

Location

Parris House 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, ADP 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	770	71.54	Available
Total	770	71.54	

Specification

Estate security and CCTV

LED lighting

External amenity and picnic areas

2 car parking spaces, with additional spaces available opposite.

Landlord EV electrical car charging points

New air conditioning system throughout

Fully fitted kitchen

Glass partitioned meeting room

Viewings

Strictly by appointment through sole letting agents listed below.

Terms

Available by way of flexible terms to be agreed.

Anti-Money Laundering

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



Natalie Furtado
07584 034 875
nfurtado@vailwilliams.com



George O'Connor
01483 446800
07836 544 564
goconnor@vailwilliams.com

vailwilliams.com

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