

STAINES-UPON-THAMES

Waterman's House,
Waterman's Court Business
Park, TW18 3AG

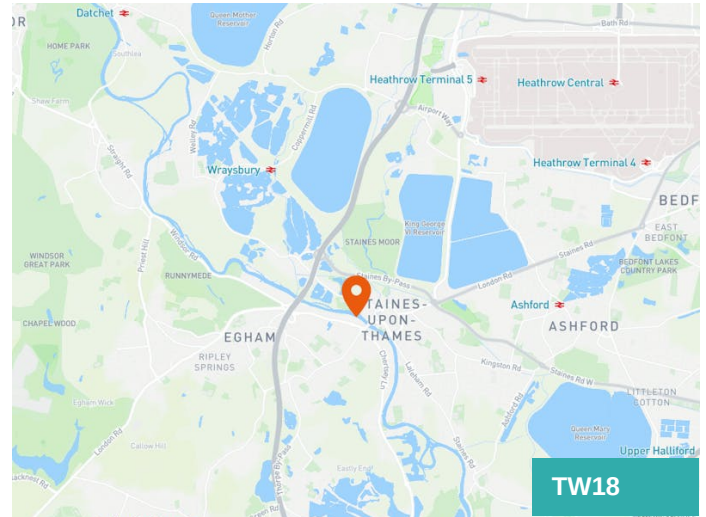


OFFICE TO LET

1,905 SQ FT

- Fully refurbished
- Includes meeting and breakout space
- Bespoke space planning available
- Air conditioning and LED lighting
- Prime location overlooking the River Thames
- Excellent onsite parking
- Within walking distance of Staines Town Centre
- Attractive landscaping within a riverside setting

High Quality Attractive Waterside Offices - To Let



Summary

Available Size	1,905 sq ft
Rent	£32.50 per sq ft
Service Charge	£8 per sq ft
EPC Rating	B (29)

Description

First Floor Waterman's House is a high quality refurbished office space offering a mixture of open plan accommodation, private offices and meeting rooms. It also benefits from a kitchen / breakout area, a balcony overlooking the River Thames and excellent natural light. The building common parts include a stylish and welcoming reception area, and an 8 person passenger lift. There are 5 parking spaces available with the suite.

Location

The offices are situated on Waterman's Business Park and overlook 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, ADP, DHL and Samsung. The town centre is within a 5 minute walk and provides excellent financial, retail and restaurant facilities. Staines upon Thames benefits from unrivalled road connections through its proximity to the M25, M3 and M4 motorways. Staines upon Thames is a 10 minute drive from Heathrow Airport which is only 8 miles to the north and Gatwick is only 37 miles to the south east. Rail connections are excellent with direct trains to London Waterloo.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Waterman's House	1,905	176.98	Available
Total	1,905	176.98	

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.



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