



## Charta House, Church Street, Staines-Upon-Thames, TW18 4EP

Superb availability at Charta House, ground and first floor with parking, beside the River Colne in central Staines

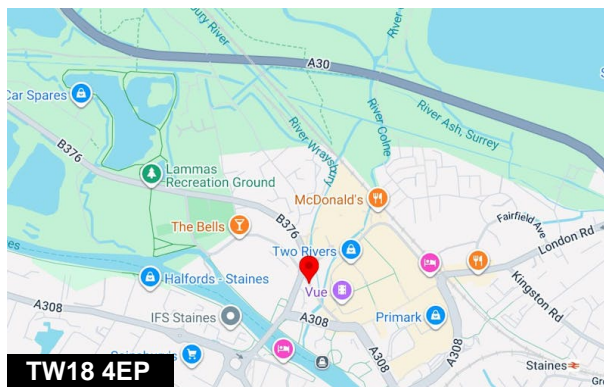
<b>Available Size</b>	1,737 to 5,061 sq ft / 161.37 to 470.18 sq m
<b>Rent</b>	£27.50 - £29.50 per sq ft
<b>Service Charge</b>	£7.73 per sq ft
<b>Rates Payable</b>	£9.55 per sq ft This information is for guidance only
<b>EPC Rating</b>	C (58)

### KEY POINTS

- Impressive entrance foyer and meet and greet reception
- Air conditioning
- Shower facilities
- Full raised floor access
- Lift
- Secure on site parking
- Kitchen and break out zone
- Modern suspended ceilings with recessed lighting

## Location

The office is amongst the best located buildings in Staines, adjacent to The Two Rivers retail scheme (Boots, Metro Bank, Pure Gym) as well as the High Street, within walking distance of Staines mainline railway station (London Waterloo 45 minutes). Uninterrupted access to the M25 is via Wraysbury Road leading straight to Junction 13 and the slip road to Terminal 5 Heathrow. The M4 intersection at Junction 14, and the M3 at Junction 12 are also close at hand.



## Description

Designed to a quality specification and one of the newest office buildings in the town. Charta House provides an impressive frontage and benefits from excellent amenities. Each floor has excellent natural light and generous floor to ceiling height. New LED lighting has just been installed throughout the floors. Each floor has allocated on site secure parking. The property is professionally managed.



## Accommodation

Floor/Unit	Size	Rent	Rent (sq ft)	Availability
Ground	1,737 sq ft	£27.50 /sq ft with 4 parking spaces	£27.50	Available
1st	3,324 sq ft	£28.50 /sq ft with 9 parking spaces	£28.50	Available
3rd	2,629 sq ft	£29.50 /sq ft with 7 parking spaces	£29.50	Let

## Video

- Video - [https://youtu.be/VwNdVV7wz\\_8](https://youtu.be/VwNdVV7wz_8)
- Video - <https://property-teaser-video.s3.eu-west-1.amazonaws.com/2b60c473-4800-4b80-b068-93c8fbc3c693.mp4>



## Viewing & Further Information

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