

STAINES



Lotus 3, 1st Floor, Lotus
Park, TW18 3AG



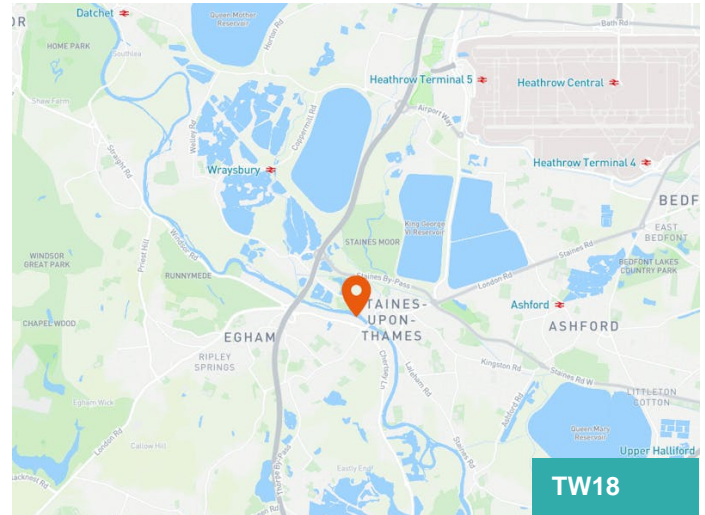
OFFICE TO LET

4,933 SQ FT

- Available by way of lease surrender, sublease or assignment
- Fully furnished equipped with desking, break-out space and meeting rooms
- Large building reception with a full height atrium and business lounge for arrival
- Well connected business park location with close access to amenities
- 5 minutes from J13 of the M25
- Riverside setting

**High Quality Fitted Office Space within Lotus Park in Staines Upon
Thames**

vailwilliams.com



Summary

Available Size	4,933 sq ft
Rent	£39 per sq ft Passing rent of £192,387.00 per annum equating £39.00 per sq ft fixed to expiry
Legal Fees	Each party to bear their own costs
EPC Rating	B (27)

Description

The office is located within 3 Lotus Park Staines, which sits within an attractive riverside setting. It includes a private garden area at the rear of the property which backs on to River Thames, so ideal for staff events or outside meetings in the summer. Lotus 3 is an impressive building with a large amenity offering. It boasts warm welcoming for both staff and clients due to its large full height atrium reception, which is staffed and provides a business lounge for arrival.

The suite has been fitted to a high quality, and includes a total of 56 desks. The suite also benefits from a high quality kitchen area, staff breakout space and 12 meeting rooms.

Location

Lotus Park offers close proximity to the town centre, providing an array of amenities within walking distance including a Sainsbury's directly opposite. The park is well connected via both road and rail with Staines Train Station a 20 minute walk from the property with a mainline route into Waterloo in under 45 minutes. J13 of the M25 is a 5 minute drive away, and gives access to the wider M4 Corridor and Central London.

Heathrow Airport can also be reached in 15 minutes by car or 30 minutes by rail.

Accommodation

The accommodation comprises the following areas:

Name	sq ft
1st - Fitted	4,933
Total	4,933

Viewings

All viewings arranged via the sole agent Vail Williams

Terms

Available by way of lease surrender, sublease or assignment. The passing lease term runs until 20th March 2027.

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



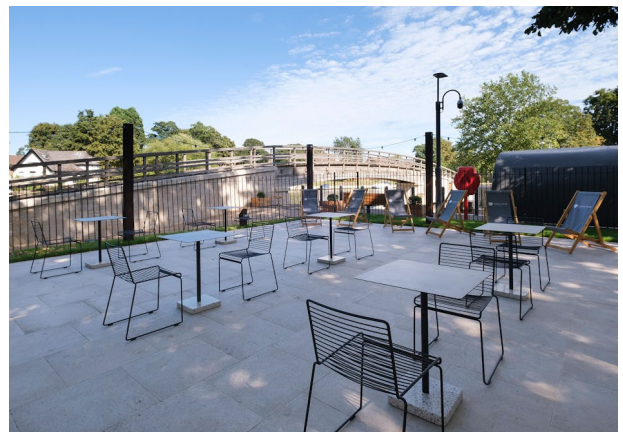
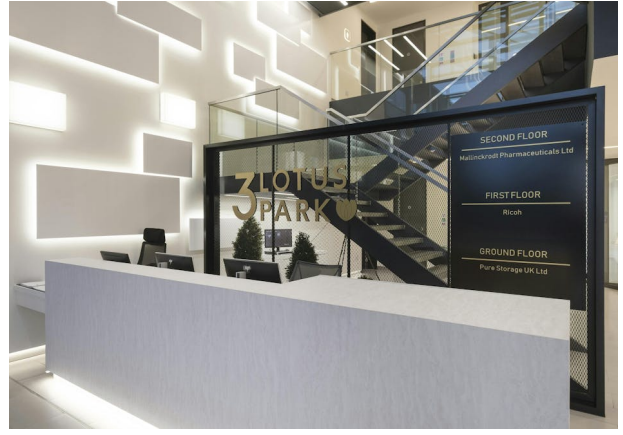
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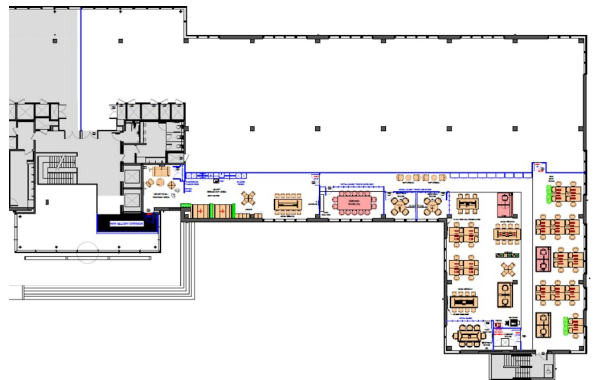
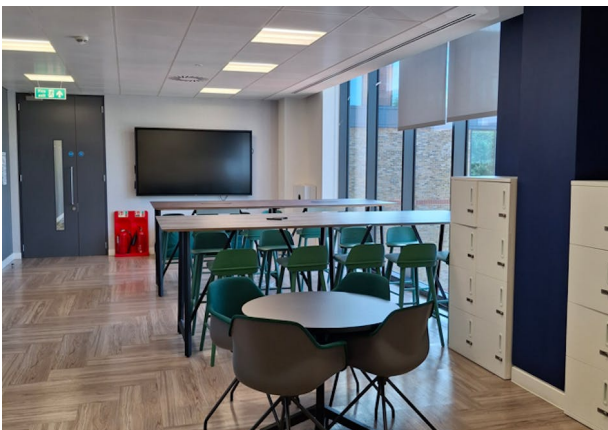


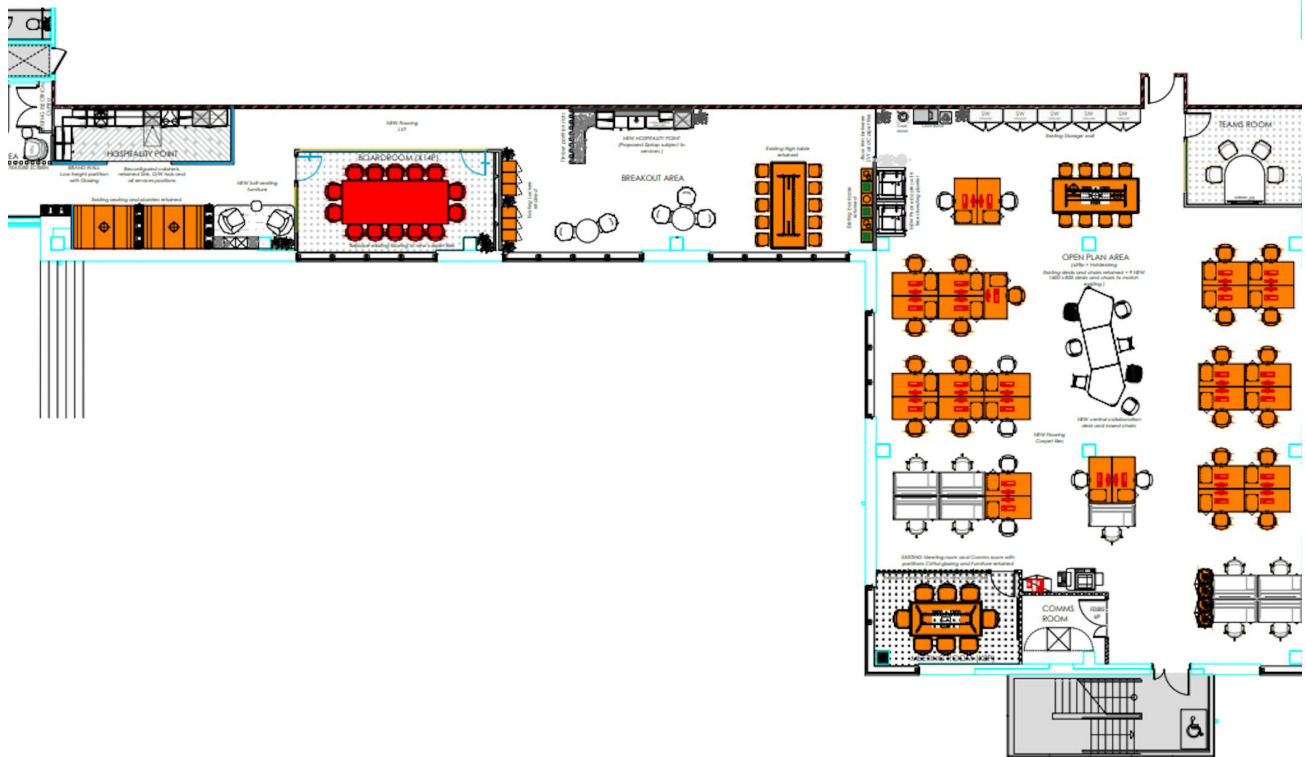
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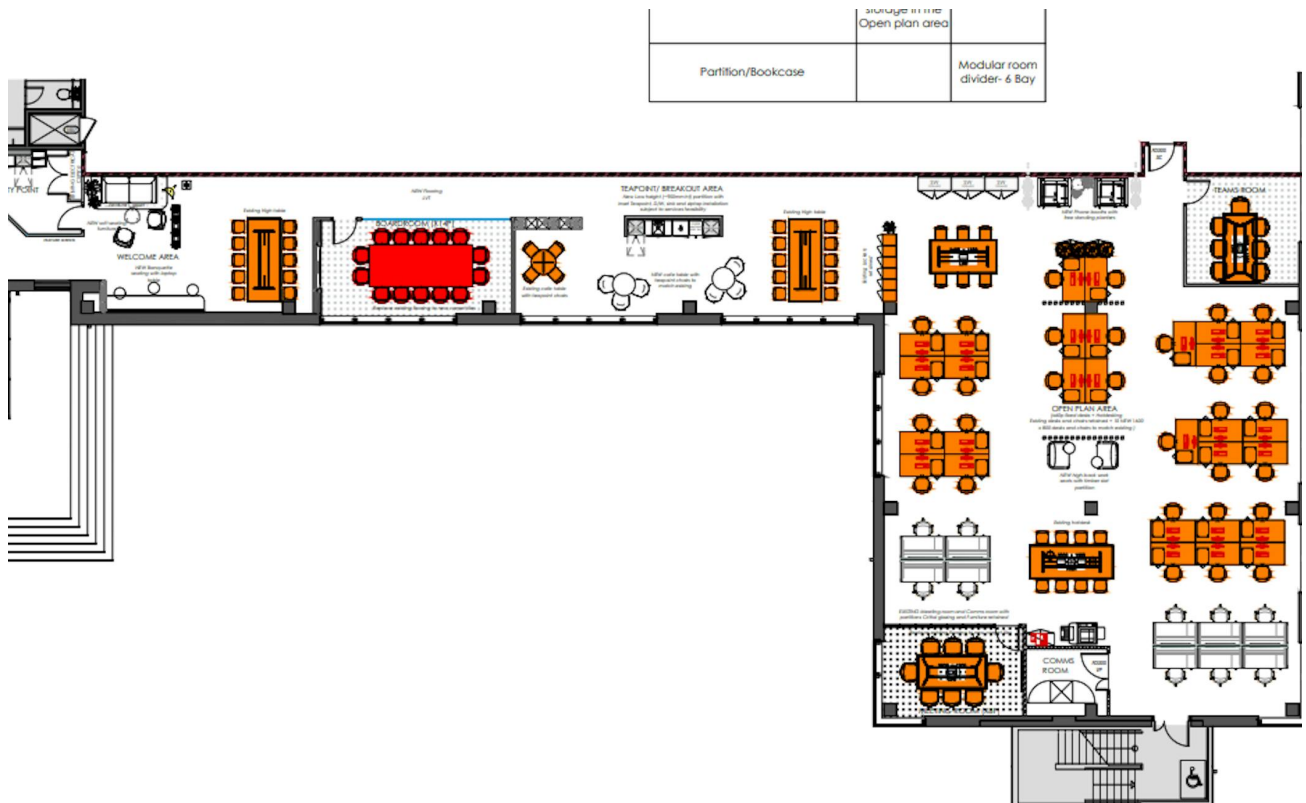
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GENERAL ARRANGEMENT- OPTION 1



GENERAL ARRANGEMENT - OPTION 2