

STAINES-UPON-THAMES

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



OFFICE TO LET

260 SQ FT

- Quoting terms inclusive of the rent and service charge
- Prime riverside location overlooking the River Thames
- 2-4 person office suites
- Fully refurbished
- Short walk into Staines Town Centre
- 3 car parking spaces (1 per suite)
- Second floor balcony overlooking the River Thames
- Suites available together or separately

Waterside Offices, Fully Refurbished - To Let



Summary

Available Size	260 sq ft
Rent	£10,530 per annum Rent inclusive of Service Charge
EPC Rating	B (31)

Description

Captains House sits within Waterman's Business Park. The space offers refurbished accommodation on the first and second floors, suitable for smaller occupiers and alternative users (Class E). The high quality suites are in a picturesque riverside setting and offer outdoor amenity space. The offices are within walking distance of the town centre, public transport links and local amenities. The suites can be let individually or together, and benefit from a shared kitchen, WC and shower facilities, with 1 parking space available per suite.

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

Location

Captains 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
2nd - Suite E	260	24.15	Available
Total	260	24.15	

Specification

Estate security and CCTV

LED lighting

External amenity and picnic areas

3 car parking spaces, with additional spaces available opposite.

Landlord EV electrical car charging points

Fully fitted kitchen

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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