

**5 PINE
> TREES**

Staines-upon-Thames

Grade A offices to let from 5,000 to 29,583 sq ft

5 Pinetrees

A landmark four storey office development positioned in the heart of Staines-upon-Thames offering 29,583 sq ft of grade A space. The building's stunning, modern design, features a dramatic full-height atrium, high quality finishes, a newly refurbished contemporary reception, large flexible open-plan floor plates, and impressive environmental credentials.



Well Connected



Located on one of the south east's most well connected urban business parks, 5 Pinetrees offers the ultimate convenience for commuting staff and visiting clients.

For those traveling by car, 5 Pinetrees offers excellent on site secure parking and direct access to major transport routes with The Causeway (A308), feeding the nearby M25 (J13), 2.5 miles away, putting Heathrow Airport and the UK's major north, south and western trunk roads within easy reach.

If travelling by train, nearby Staines mainline station provides a regular direct service into London Waterloo in 35 minutes, Reading station is 45 minutes away, while Gatwick Airport can be reached in a little over an hour.

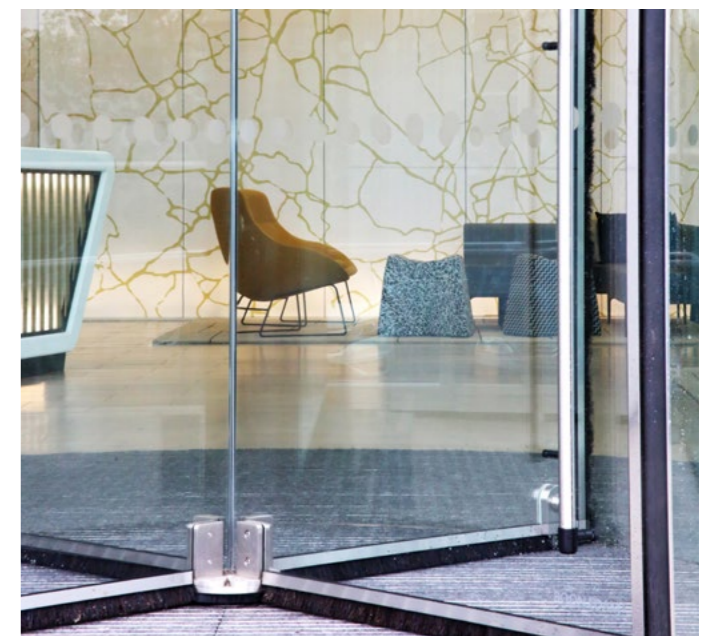
On occupation a shuttle bus will operate between the building and the station.





Sense of Arrival

An unforgettable first impression. The impressive full-height atrium provides a spacious reception which has just undergone a comprehensive refurbishment.



Flexible and Light

An exceptional working environment. Large open plan floor plates with excellent natural light allowing occupiers great flexibility in planning their fitout.

Full Grade A Specification



A high specification development with sustainability at its core, 5 Pinetrees has a BREEAM 'Excellent' rating and an EPC of 'B'.

The building pushes the boundaries with its green credentials in an inherently sustainable town centre location and incorporating energy efficient fittings throughout. Cycle facilities and a shuttle bus, (to run upon occupation) to the train station also encourage the use of public transport.



- Four storey reception atrium
- Four pipe fan coil air conditioning
- Full access raised floors
- Metal tiled suspended ceilings
- LG7 compliant lighting
- Two x 13 person passenger lifts
- Shower and locker facilities
- BREEAM 'Excellent' rating
- EPC rating of 'B' (38)
- Concierge reception service
- Occupational density of 1 person per 10 sq m
- 79 car parking spaces (1:374 sq ft)
- 50 cycle racks



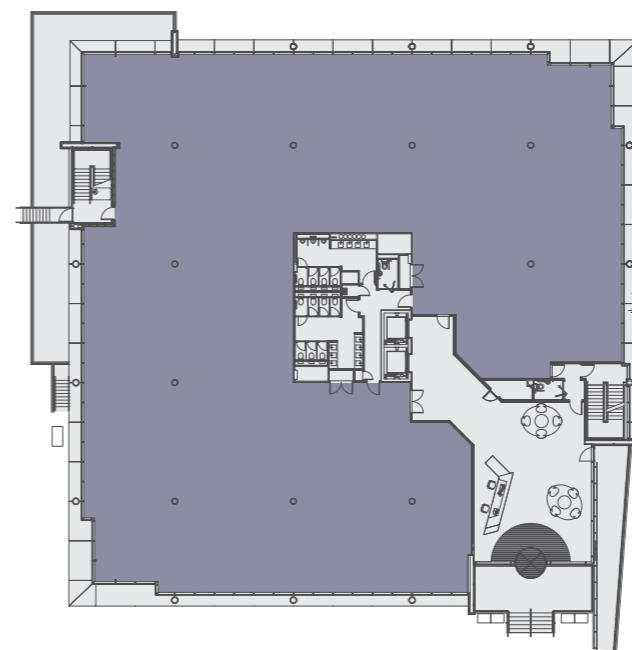
Accommodation



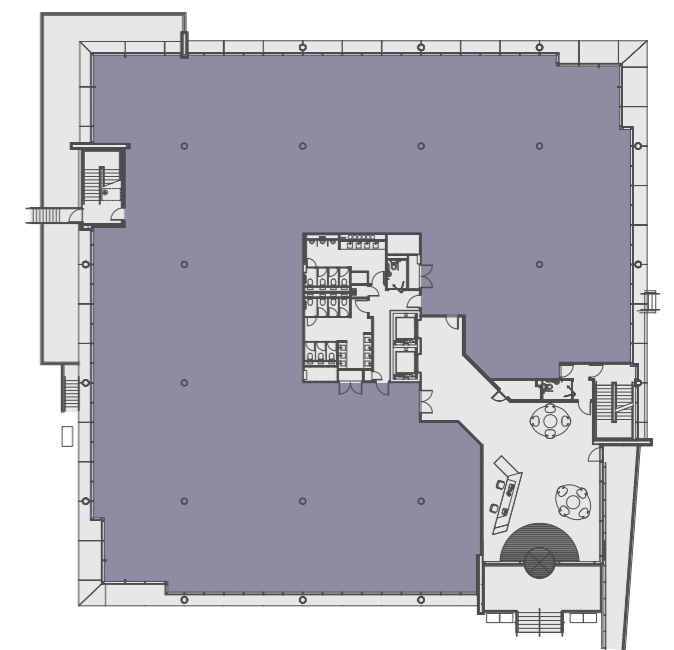
Floor Areas (IPMS3)

Third	LET TO HITACHI CAPITAL	
Second	LET TO TENABLE NETWORK SECURITY	
First	15,543 sq ft	1,444 sq m
Ground	14,040 sq ft	1,304 sq m
Total (NIA approx)	29,583 sq ft	2,748 sq m
Car Parking		79 spaces

Plans not to scale, for indicative purposes only



Ground Floor



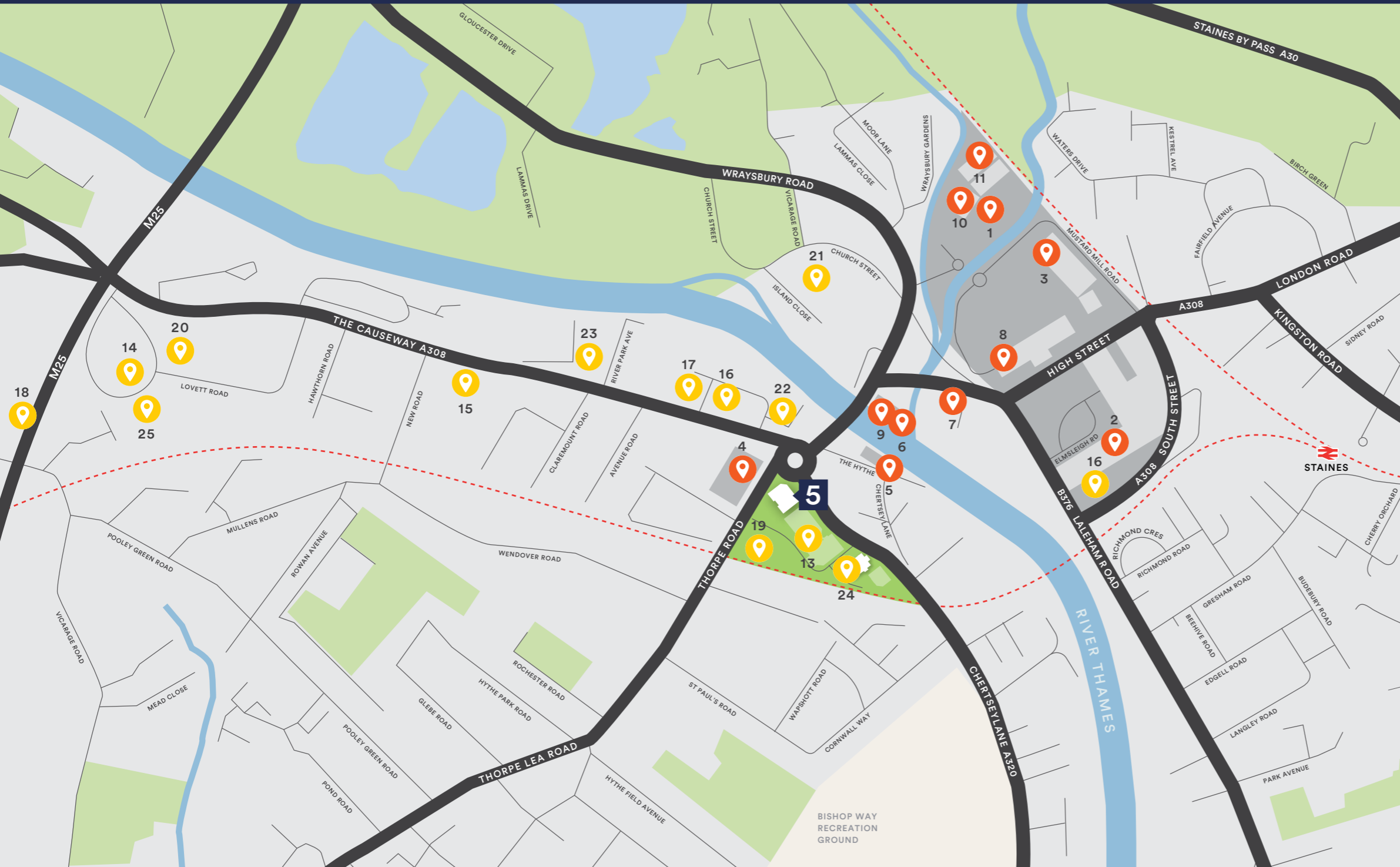
First Floor

Work and Play



Fantastic amenities right on the doorstep

At 5 Pinetrees you'll find yourself in good company. The Causeway's perfect location means you'll be sharing a neighbourhood with a range of global companies. A variety of local amenities are available within a short walk of the building including the Two Rivers and Elmsleigh Shopping Centres and Riverside eateries.



Amenities

1. Two Rivers Retail Park
2. Elmsleigh Shopping Centre
3. PureGym
4. Sainsbury's
5. The Swan
6. Slug & Lettuce
7. Pizza Express
8. Vue Cinema
9. Outback Steakhouse
10. PC World
11. TK Maxx

Occupiers

13. Bupa
14. Future Electronics
15. British Gas
16. Samsung
17. Salesforce
18. Enterprise rent-a-car
19. Hitachi Capital
20. Gartner
21. Service Now
22. Ricoh
23. VM Ware
24. Ingram Micro
25. Centrica

Travel



15 minutes to T5

You can be on a plane in no time from 5 Pinetrees. A short drive to Terminal 5 coupled with online check-in means office to air can take less than an hour – putting Europe truly at your fingertips.

5 minutes > M25

Situated just inside the M25, 5 Pinetrees is easy for both commuting staff and visiting clients. Local routes create easy access to the convenient west side of London's main orbital road, which quickly links to major routes leading in all directions.



Road distances

Central London	17 miles
Heathrow Airport	5 miles
Windsor	5 miles
Egham	1.2 miles
M25 (J13)	2.5 miles
M4 (J14B)	5.3 miles
M3 (J2) / M25 (J12)	4 miles

Sat Nav postcode: TW18 3DT

Source: maps.AA Route Planner

Rail journey times from Staines

Windsor & Eton Riverside	14 mins
Weybridge	23 mins
Clapham Junction	30 mins
London Waterloo	35 mins
Reading	47 mins

Source: nationalrail.co.uk



Staines-upon-Thames

Shopping: The convenience of a Sainsbury's Superstore virtually on the park is perfect to grab a quick lunch. A short walk across the river, the Elmsleigh Centre and Two Rivers Retail Park offer top high street shops including M&S, Waitrose, GAP, Boots, Currys, H&M, Ernest Jones, Monsoon and Mothercare.

Food & Drink: Riverside pub dining is available at The Swan or The Slug & Lettuce while cafés, snack bars and top chain restaurants across the river ensure any taste is catered for within a short walk from the office.

Leisure: A Virgin Active gym is located at the Two Rivers Retail Park together with a Vue cinema. Further afield there is racing at both Windsor and Ascot, golf at Wentworth and Sunningdale, watersports at Thorpe Park and walks at Windsor Great Park and along the Thames.



> pinetrees-staines.com

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