

# 100 CHURCH STREET

STAINES-UPON-THAMES, TW18 4DQ

[100churchstreet.co.uk](http://100churchstreet.co.uk)

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Staines is 'Heathrow's town' with all 5 terminals only a few minutes drive away. J13 of the M25 is 1.5 miles from 100 Church Street, providing instant access to the M4, M3, A3 and national motorway network.

Staines station offers frequent trains to London Waterloo, taking just 34 minutes. Reading is 45 minutes by train, while Gatwick Airport is just over an hour away.

Staines is a bustling Surrey town with a growing reputation for retail and leisure facilities, including Pizza Express, GBK, Limeyard, PureGym M&S and Debenhams among others.

Key local occupiers include Future Electronics, Gartner, VM Ware, Hitachi Capital, Samsung and ServiceNow among others.



Amenities	
1	The Swan Hotel
2	Pizza Express
3	The Bells
4	Elmsleigh Shopping Centre (M&S, Debenhams)
5	High Street (Café Nero, Starbucks, H&M, Ask Italian)
6	Pure Gym
7	Wagamama/ GBK/ Limeyard
8	Pret A Manger
9	Travelodge

Occupiers	
1	Bupa
2	Hitachi
3	Mallinckrodt Pharmaceutical
4	Regus
5	Samsung
6	ServiceNow







## 100 CHURCH STREET OFFERS “PLUG & PLAY” FITTED SPACE, ONLY MINUTES WALK FROM THE TOWN CENTRE.

The space is available in whole or part from 3,285 sq ft to 10,865 sq ft, available by way of assignment or sub-lease until 30th November 2026.









### Accommodation (NIA)

The property comprises the following approximate areas:

Floor	Description	sq ft	sq m
Second	Offices	3,694	343
First	Offices	3,608	335
Ground	Offices	3,285	305
Ground	Reception	278	26
<b>Total</b>		<b>10,865</b>	<b>1,009</b>

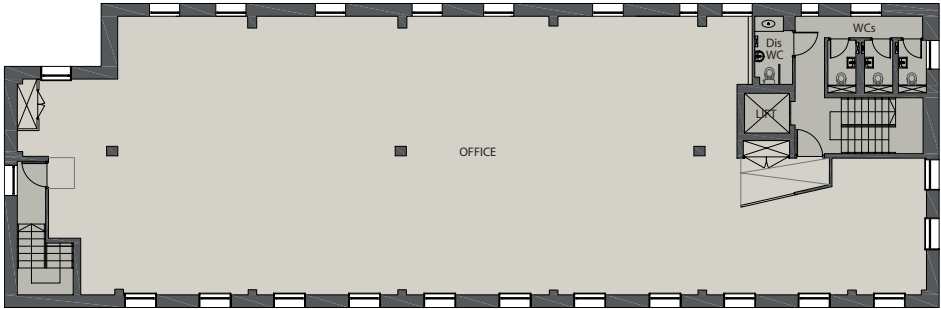
*Note: Measured on an IPMS 3 basis in accordance with RICS Property Measurement professional statement (2nd Edition, Jan - 18).*

### Specification

- Air conditioning
- Raised floors
- Metal suspended ceilings
- c. 40 parking spaces (c. 1:270 sq ft)
- Prestige reception
- Passenger lift
- Quality WC's throughout
- New LED lighting
- New carpeting
- EPC D (100)

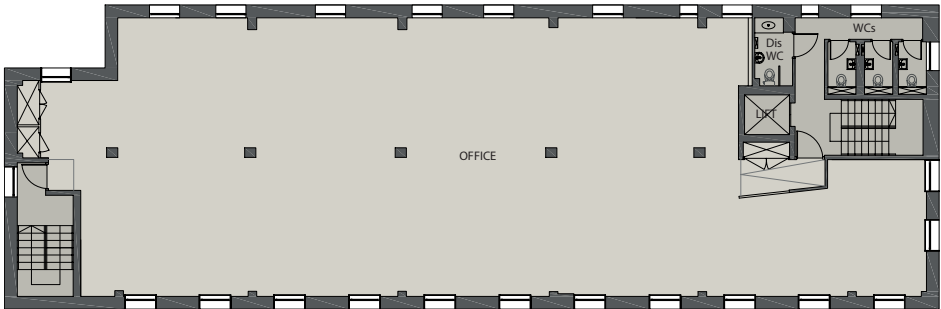
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3,694 sq ft (343 sq m)



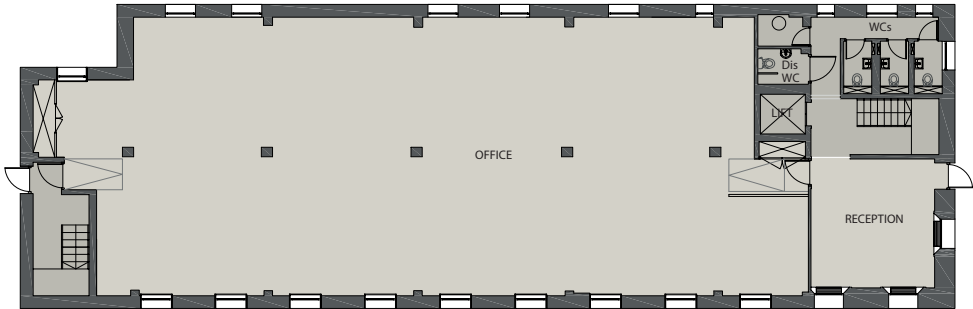
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3,608 sq ft (335 sq m)



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3,285 sq ft (305 sq m)



*Fitted floor plans available on request.*



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## Viewing

Strictly by appointment through the sole agents:

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