

STAINES ONE

Last Available Suite



Staines One is a detached 3 storey office building with secure parking immediately adjacent to Staines mainline railway station.

SPECIFICATION

- Air conditioning throughout
- Secure on-site parking
- Suspended ceilings with LG3 lighting
- Reverse frontage excellent natural light
- EPC D, score '90'
- Male & female WC's on each floor
- Disabled WC on ground floor
- Under-floor trunking
- Carpeted office areas
- Canopy louvres to the exterior
- Impressive communal reception area

Ground floor suite of
631 sq ft (58.62 sq m) available.

Staines One, Station Approach, Staines-upon-Thames, TW18 4LY

AVAILABLE ACCOMMODATION

631 sq ft (58.62 sq m) together with on-site parking.

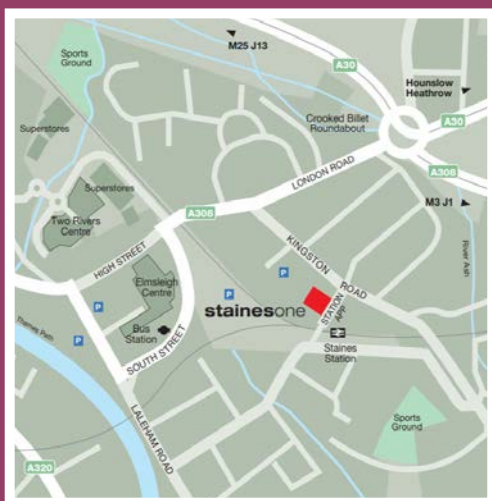
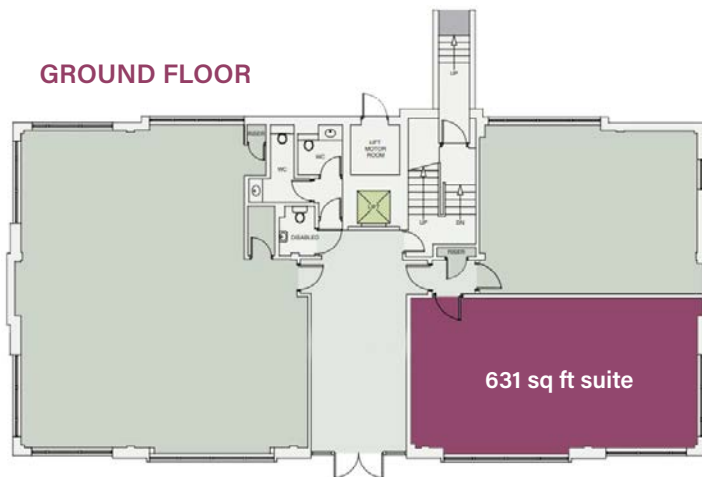
LOCATION

Staines One is located adjacent to Staines Main Line Railway Station in Station Approach off the Kingston Road. Staines Station provides a fast and regular service to London Waterloo with a journey time of approximately 35 minutes.

Staines One is within two miles of Junction 13 of the M25 and offers excellent access to the M25, M4 and M3 motorways, to both Heathrow and Gatwick Airports and to Central London and the West.

Staines upon Thames is considered one of the region's prime office locations having attracted occupiers such as BUPA, Centrica and Samsung. The town centre is a 5 minute walk and provides excellent retail and restaurant facilities including The Elmsleigh and Two Rivers Shopping centres.

GROUND FLOOR



FOOT

Staines Railway Station	0.1 mile	≈ 1 mins
Staines Town Centre	0.4 mile	≈ 5 mins

ROAD

M25 Junction 13	1.6 miles	≈ 5 mins
Heathrow	3 miles	≈ 10 mins
Central London	24 miles	≈ 40 mins

RAIL

Windsor	14 mins
Clapham Junction	24 mins
London Waterloo	35 mins
Reading	34 mins

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www.stainesone.co.uk

Viewing strictly by appointment through the joint sole agents:



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