



STAINES-UPON-THAMES

A highly prominent headquarters office building
providing 6,142 - 24,844 sq ft of refurbished
office accommodation to let

www.onelondonroadstaines.com



DESCRIPTION

One London Road is a five storey headquarters office building benefitting from excellent prominence on London Road. The property, which was constructed in 2000, is undergoing comprehensive refurbishment to the common parts and the 1st and 4th floors. The 4th floor is now fully refurbished and the 1st floor works are due to conclude in Q2/3 2018.

The property features a striking triple height reception area and the upper floors are serviced by three separate passenger lifts. The available office accommodation ranges from 6,142 to 24,844 sq ft.

The property incorporates the following specification:

- New metal tile suspended ceiling
- New LED lighting
- New four pipe fan coil system
- New fire alarm system
- 24 hour access and security
- New trend controls
- New BMS Control systems
- Full access raised floor with new carpet
- Fully refurbished WCs and showers
- Car parking ratio of 1:292 sq. ft
- Bike racks
- Window blinds
- EPC Grade C

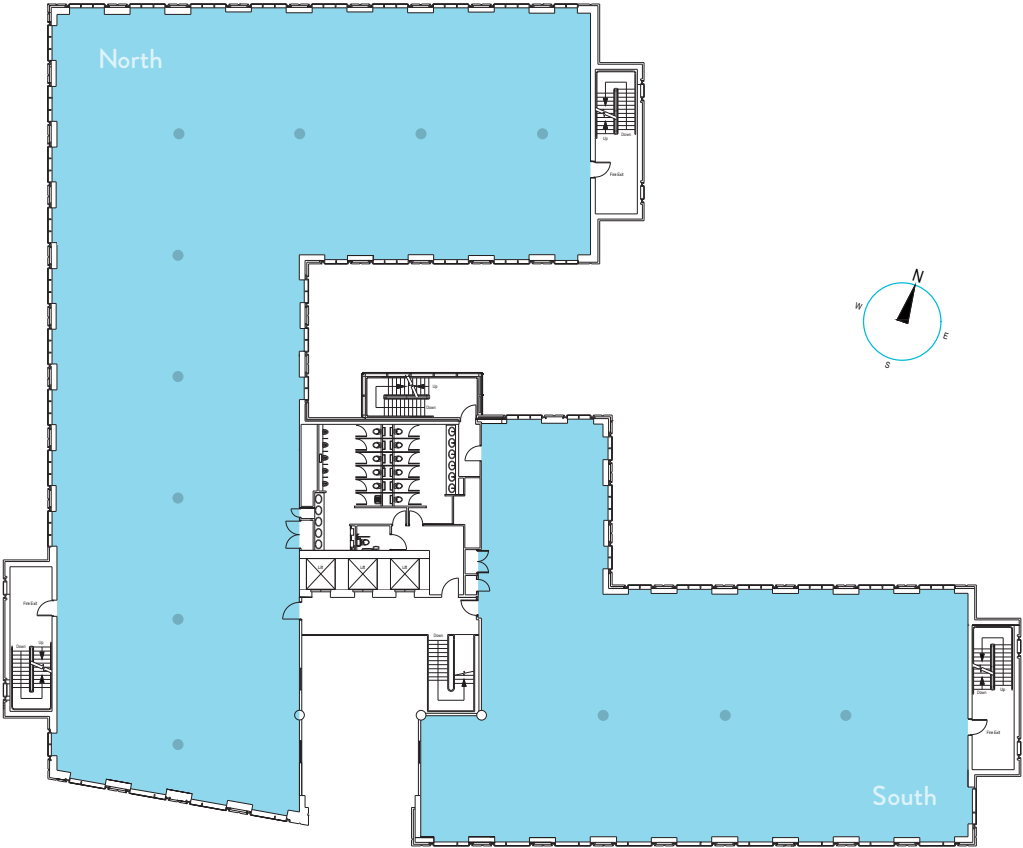


Fourth floor north wing

FLOOR PLANS

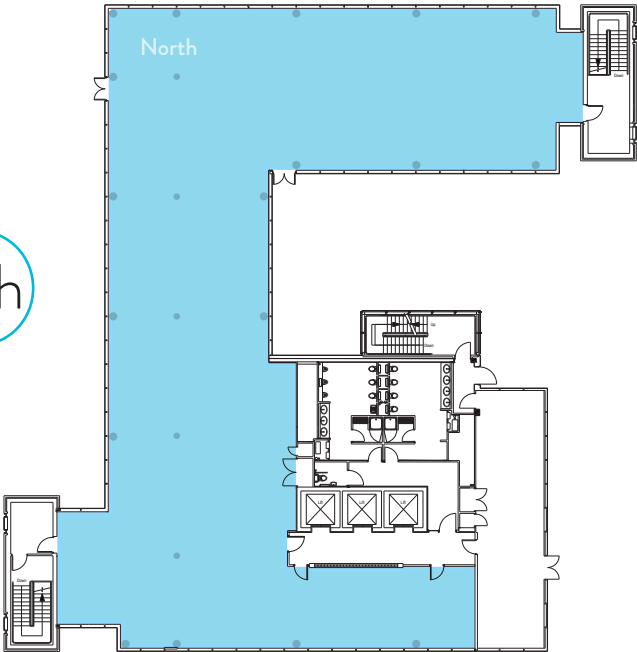
Shown for illustrative purposes only. Not to scale.

1st



LONDON ROAD

4th



AVAILABILITY

FLOOR	WING	SQ FT	SQ M
1st	North (Available Q2/3 2018)	10,856	1,008.6
1st	South (Available Q2/3 2018)	6,142	570.6
4th	North	7,846	728.9
TOTAL		24,844	2,308.1





SAT NAV: TW18 4EX

LOCATION


Staines-upon-Thames is located in Surrey on the River Thames. Staines-upon-Thames is ideally located 18 miles from Central London, 4 miles from London Heathrow Airport and 8 miles from Slough. The property gives easy access to the M25, M3 and M4

One London Road is prominently located on the north side of London Road in Central Staines. Situated just 0.2 miles from the High Street and 0.2 miles from Staines Railway Station. The proximity to the town centre means the property is well served with amenities which include Waitrose, M&S, Sainsbury's, H&M, Pure Gym, Vue Cinema, Pizza Express, Wagamamas and Nandos.

Staines-upon-Thames' status as a business hub has been cemented by its award as a Business Investment District. This means a further £1.6m is to be invested in the town over the next five years.

CONNECTIONS

The property is located within a five minute walk of Staines Railway Station which offers the following services:

 MINS	
London Waterloo	35
Reading	47
Windsor	14
Clapham Junction	24

There are several bus routes located immediately opposite the site which offer frequent services for Staines and the surrounding area.

In terms of connections by road, One London Road benefits from the following:

 MILES	
M25 J13	1.6
Heathrow Terminal 5	3.7
M3 J1	4.4
M4 J4B	5.25
Heathrow Airport central terminals	6.4
Central London	22

Source: google.co.uk/maps / thetrainline.com



CONTACT

For more information, please contact the joint agents.



Kate Clark
kate.clark@eu.jll.com

George Miller
george.miller@eu.jll.com



Steve New
steve@newballerino.co.uk

Elliot McNish
elliott@newballerino.co.uk