

Lotus 1

Lotus Park, Staines upon Thames, Middlesex TW18 3AG

NewBallerino
& Company

www.newballerino.co.uk

Self Contained HQ Offices—To Let
15,190 sq. ft. (1,411 sq. m)



Key Features

- To be refurbished
- 52 car parking spaces (1:290 sq. ft.)
- Business park location
- Double height impressive reception



LOCATION

Staines upon Thames is ideally situated with easy access to Junction 13 of the M25 and Junction 4 of the M4 with Heathrow Airport situated approximately 4 miles to the north.

The town centre is within a 5 minute walk and provides excellent financial, retail and restaurant facilities including the Elmsleigh and Two Rivers Shopping centres. Other local amenities include a Sainsbury and Starbucks situated opposite the premises and Runnymede Hotel with 0.5mile.

Staines Train Station is approx. 20 minutes walk offering a fast and frequent service to London Waterloo.

SAT NAV: TW18 4RH

DESCRIPTION & AMENITIES

1 Lotus Park is a self contained head quarters office building arranged over ground and first floors, positioned at the entrance to the established Lotus Park Business Park whilst being close to the Town Centre.

The premises will be refurbished to provide grade A air conditioned offices. Further information on the specification are available upon request.

Amenities include:-

- Air conditioning throughout
- Double height Impressive reception
- 52 Car spaces 1:290 sq ft
- Fully accessed raised floors
- EPC— TBC

AREAS

Reception	560 sq. ft.	52 sq. m
Ground floor	7,260 sq. ft.	674 sq. m
First floor	7,370 sq. ft.	685 sq. m
TOTAL	15,190 sq. ft.	1,411 sq. m

NB (The measurements quoted are calculated on a net internal basis in accordance with the RICS code of measuring practice Edition 6. However, any prospective tenant must satisfy themselves and not rely on the measurements provided. These are provided for indication purposes only).

TERMS

RENT	Upon application.
LEASE	A new Full and Repairing lease for a term to be agreed.
BUSINESS RATES	Please make representations direct to Runnymede Borough Council on 01784 451499.

OCCUPATION

The offices are available following completion of refurbishment works and legal formalities.

CONDITIONS

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Please note New Ballerino and Co. has not checked and do not accept any responsibility for any of the services within the property and would suggest that any purchaser satisfies themselves in this regard.

VIEWING & FURTHER INFORMATION

Strictly through sole letting agents:

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