

ENTERPRISE HOUSE

203 LONDON ROAD

Staines Upon Thames

TW18 4HR

**5,253 - 13,455 SQ FT of
quality office space TO LET**



GROUND FLOOR

13,455 Sq Ft

Enterprise House is prominently located on the north side of the London Road (A30) linking Staines town centre and the M25 and east of the Crooked Billet roundabout. The town centre and the main line railway station are approximately 10 minutes walk. Heathrow airport is 3 miles from the property.

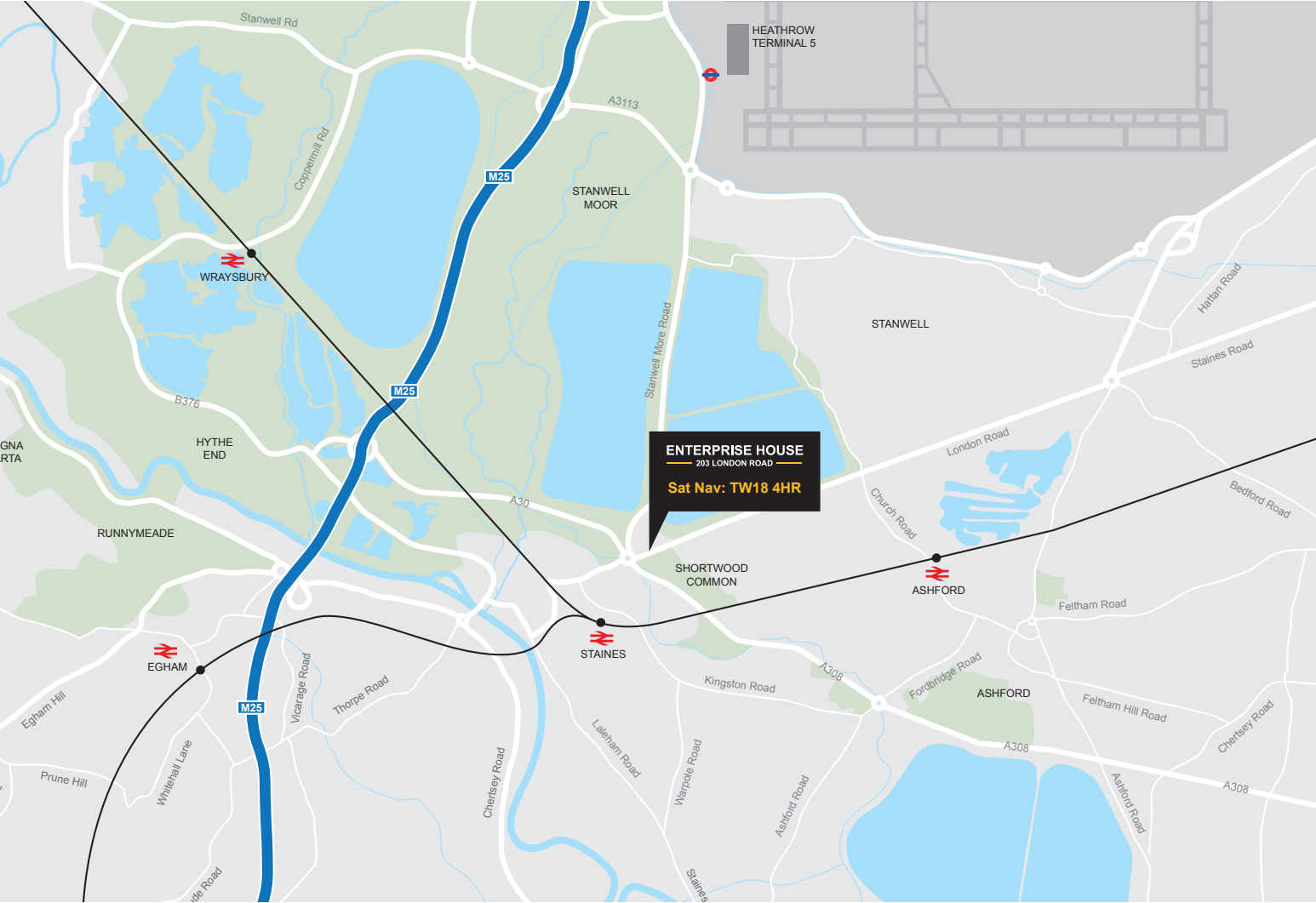
- M25 J13 – 1.5 miles
- M4 J4b – 5.5 miles
- M3 J2 - 5.0 miles
- Staines Railway Station – 0.6 miles
- Heathrow Terminal 5 – 3.0 miles
- London Waterloo – 35 minutes

DESCRIPTION

Enterprise House is a modern quality office building offering light flexible office space and incorporating a striking double height entrance hall.

ACCOMMODATION

The available accommodation is situated on the ground floor and comprises a total floor area of 13,455 square feet. The space can subdivide on a flexible basis from a minimum of 5,253 SQ FT.



SPECIFICATION

- Air Conditioning
- Raised floors
- Suspended ceilings
- LG7 lighting
- Carpets
- Lift
- 26 car parking spaces

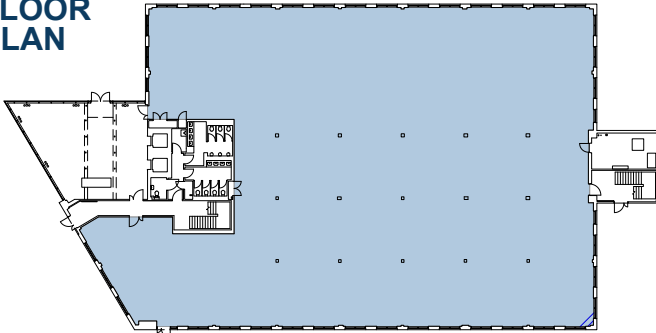
FLOOR AREAS

Area	Size	Car Parking
Ground	13,455 sqft	1,250 sqm
		26

LEASE TERMS

Flexible sub-leases are available for a term to be agreed

FLOOR PLAN



RENT

Upon application

LEGAL COSTS

Each party to bear their own legal costs incurred

ENERGY PERFORMANCE CERT

The building benefits from an EPC rating of 97 which is D

PROJECT DATA

Tenants Information Pack and CAD drawings are available at www.centrodoc.com

centrodoc



VIEWINGS

Strictly by prior appointment with sole letting agents Catlin Young Commercial Limited



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MISREPRESENTATION ACT 1967 These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract, all descriptions, dimensions, references to condition and necessary permission for use in occupation and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All floor areas and measurements are approximate. All space planning is indicative only and may require alterations to the building design.

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