



Staines-upon-Thames
TW18 4EX

A highly prominent headquarters office building with an impressive remodelled reception,
providing 6,142 - 24,844 sq ft of refurbished office accommodation

TO LET





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, has undergone a comprehensive refurbishment to the common parts and the 1st & 4th floors.

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

The property incorporates the following specification:

- Remodelled ground floor triple height reception
- 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

AVAILABILITY

FLOOR	WING	SQ FT	SQ M
1st	North	10,849	1,008
1st	South	6,125	569
1st	TOTAL	16,974	1,577
4th	North	7,792	724
OVERALL TOTAL		24,766	2,301

NIA independent measurements by Plowman Craven

LOCATION

Staines-upon-Thames is located in Surrey on the River Thames. Ideally located 18 miles from Central London, 4 miles from London Heathrow airport and 8 miles from Slough, the property has 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 M&S, Sainsbury's, H&M, Pure Gym, Vue Cinema, Pizza Express, Wagamama and Nando's.

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

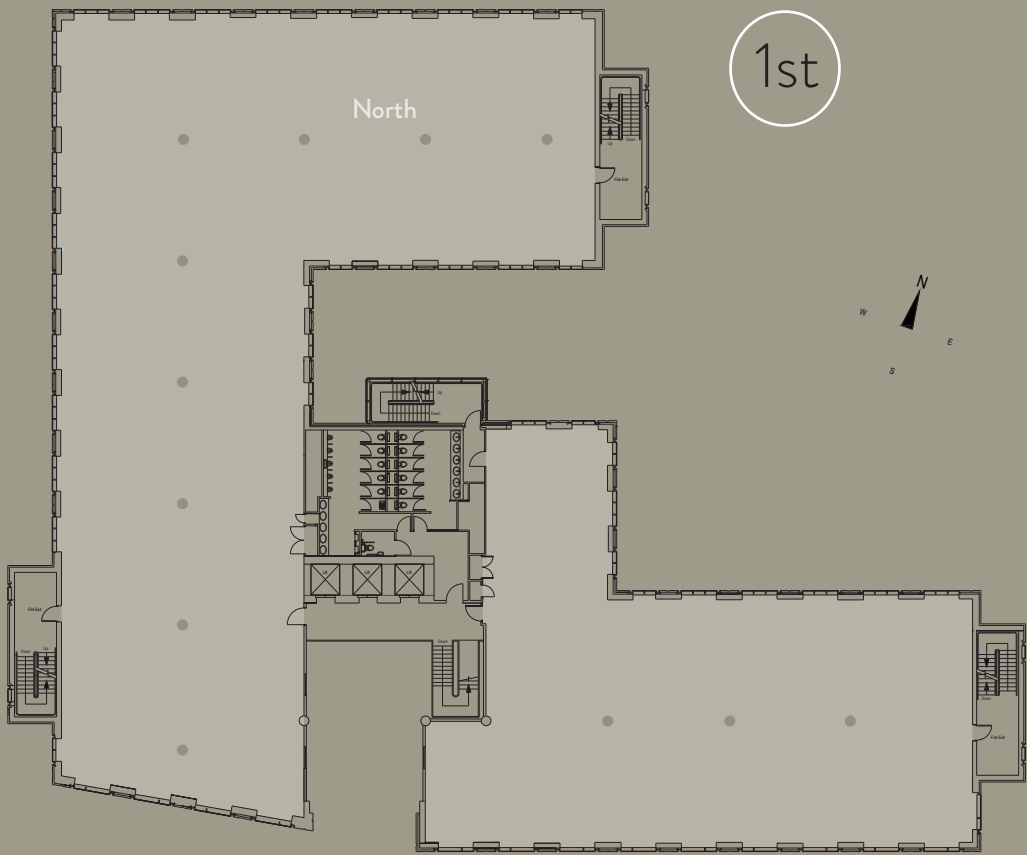
M25 J13	1.6
Heathrow Terminal 5	3.7
M3 J1	4.4
M4 J4B	5.25
Heathrow Airport central terminals	6.4
Central London	22

Source: [google.co.uk/maps/thetrainline.com](https://www.google.co.uk/maps/thetrainline.com)



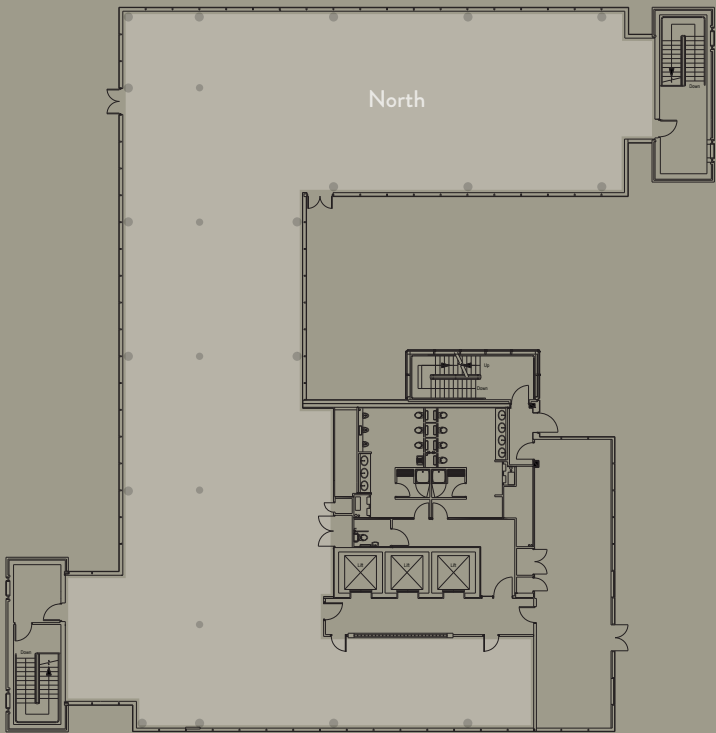
FLOOR PLANS

1st



LONDON ROAD

4th



Shown for illustrative
purposes only. Not to scale.





CONTACT

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Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. Designed and produced by The Looking Glass Design 020 7384 1322. www.tlgd.co.uk July 2019.