

**TWE**  
KINGSTON ROAD  
**NTY**

STAINES-UPON-THAMES



**ONLY SECOND FLOOR AVAILABLE - 9,258 SQ FT**  
**EXISTING OCCUPIERS:**  
**THE WARRANTY GROUP, BAXALTA & CENTRICA**



## TWENTY KINGSTON ROAD

has proven appeal to National and International companies looking for stylish and energy efficient town centre offices in the heart of the Thames Valley.



## LOCATION

**STAINES-UPON-THAMES** offers a superb range of lifestyle choices and a great work-life balance. You can choose from many hotels, restaurants, cafés and bars, with many offering relaxed and welcoming Thames-side settings.

You'll find a selection of health clubs and gyms plus Ascot Racecourse, Wentworth and Sunningdale golf clubs, Thorpe Park, Legoland and Windsor Great Park.

Companies who have been attracted to Staines include: Baxalta, British Gas, BUPA, Centrica, Dow Chemicals, Enterprise Cars, Future Electronics, Gartner, Hitachi Capital, Salesforce, Samsung and Veolia.



## DESCRIPTION

With its large, uniform floor plate, double height reception area and high specification Twenty makes a vibrant and positive statement about its occupiers.

Following successful lettings to The Warranty Group, Baxalta & Centrica, only the 2nd floor remains available – totalling **9,258 sq ft** (860 sq m). The building benefits from an exceptional town centre parking ratio of **1:319 sq ft**.

Twenty Kingston Road has been comprehensively refurbished to meet the performance and efficiency needs of modern day businesses.

An innovative remodelling of the front entrance creates a modern impression with sustainable features designed to maximise the building's performance.

## SPECIFICATION

- Office floor to ceiling height – 2690mm to 2850mm
- 3 x 10 person (800kg) passenger lifts
- Male and female WCs
- 2 showers and 30 lockers are provided on the floor
- High performance VRF heating and cooling units with low fan powers
- LG7 compliant lighting
- EPC rating of 'B'
- BREEAM 2008 offices rating of 'Excellent'
- 29 car parking spaces (1:319 sq ft)

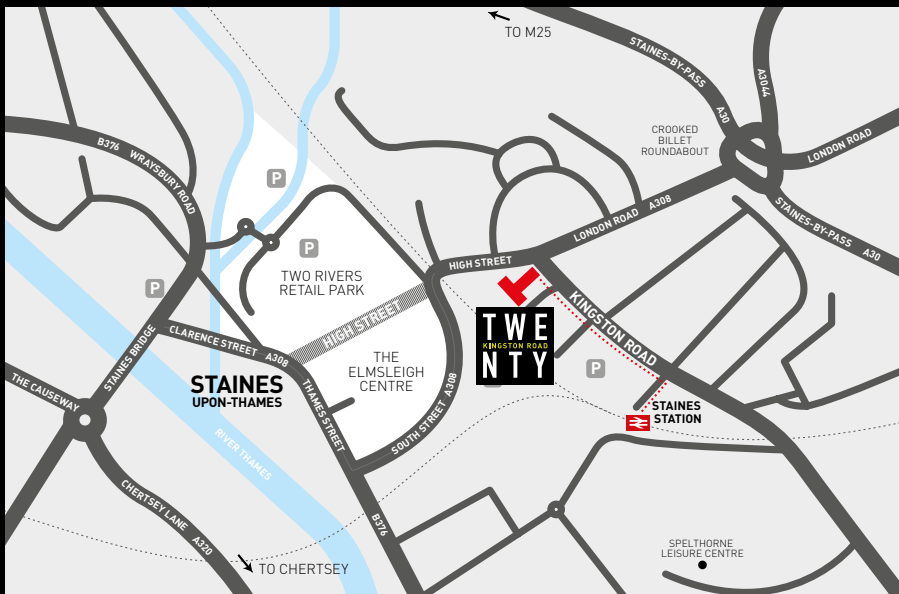
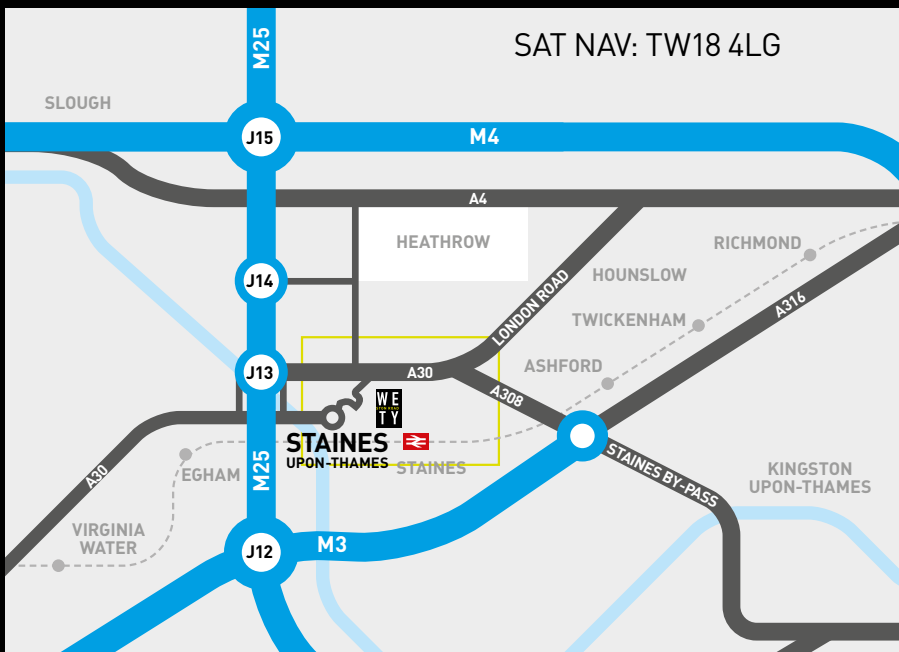


**ONLY SECOND FLOOR AVAILABLE – 9,258 SQ FT**

## AVAILABILITY

Floor	sq ft	sq m
Fifth floor		Baxalta
Fourth		Baxalta
Third		Baxalta
<b>Second</b>	<b>9,258</b>	<b>860</b>
First		Centrica
Ground		The Warranty Group
<b>Total</b>	<b>9,258</b>	<b>860</b>
Car parking ratio		1:319 sq ft
NIA approx		





## ROAD

Sitting on Junction 13 of the M25 Staines-upon-Thames offers you excellent access to the M25, M4 and M3 motorways, Heathrow and Gatwick Airports, Central London and the West.

You can access the M25 (J13), M3 (J2) and the M4 (J4b) within a few miles. The A30 and A308 provide direct access to Staines-upon-Thames town centre.

## RAIL

Regular trains from the nearby Staines Station provide direct access to London Waterloo in 35 minutes. Reading Station is 45 minutes away and Gatwick Airport can be reached in just over an hour.

## AIR

Heathrow Airport is just 4 miles from TWENTY and provides a wealth of domestic and international connections. Gatwick Airport, just 37 miles away, provides further options.

### TRAVELLING FROM STAINES

Destination	Train	Road
Egham	5 mins	1.2 miles
Windsor & Eton	26 mins	5 miles
London Waterloo	35 mins	20 miles
Reading	45 mins	32 miles
St Pancras	62 mins	25 miles

stainestwenty.com

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