

# No. 1 London Road

Staines upon Thames, Middlesex TW18 4EX

**NewBallerino**  
& Company

[www.newballerino.co.uk](http://www.newballerino.co.uk)

Fully refurbished town centre HQ office—To Let  
7,793 sq. ft. (724 sq. m)



## Key Features

- Prominent location
- Fully refurbished
- Excellent parking ratio 1:292 (26 spaces)
- Close to train station



## LOCATION

No.1 London Road is located on the north of London Road within just 0.2 miles of Staines Railway station and 0.1 miles from the town centre.

Staines Station provides a fast and regular service to London Waterloo with a journey time of approximately 35 minutes. The property is within two miles of Junction 13 of the M25 and offers excellent access to the M25, M4 and M3 motorways, to both Heathrow and Gatwick Airports and to Central London and the West.

Staines-upon-Thames is considered one of the regions prime office locations having attracted occupiers such as BUPA, Centrica and Samsung. 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.

## DESCRIPTION & AMENITIES

1 London Road is a 5 storey headquarters office building constructed in 2000, with excellent prominence to the London Road. The available area comprises the entire 4th floor which has just undergone a refurbishment.

Amenities include:

- Air conditioning throughout
- New metal tile suspended ceiling
- New LED lighting
- Full access raised floor with new carpeting
- Refurbished Male and female WCs
- Newly refurbished shower facilities
- Excellent parking ratio 1:292 sq ft (net) / 26 spaces
- EPC Grade C

## AREAS

	Sq. Ft.	Sq. M
<b>Fourth Floor</b>	<b>7,793</b>	<b>724</b>

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

<b>RENT</b>	Upon application.
<b>LEASE</b>	A new fully repairing and insuring lease is available on terms to be agreed.
<b>RATES</b>	Please make representations direct to Spelthorne Borough Council on 01784 451499.

## OCCUPATION

Occupation immediately upon completion of legal costs.

## 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:

Steve New M:07874 902123  
Elliot McNish M: 07545 803419  
**New Ballerino & Company T: 01932 568844**

Kate Clark  
**JLL**  
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