

STAINES-UPON- THAMES

Strata, TW18 4TW

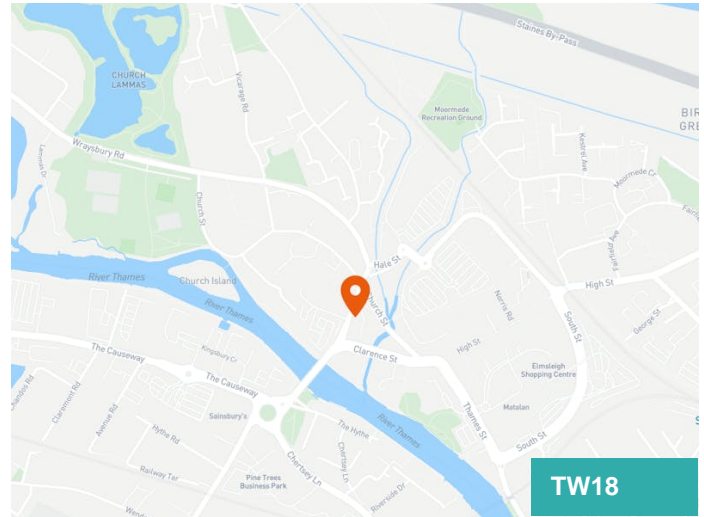
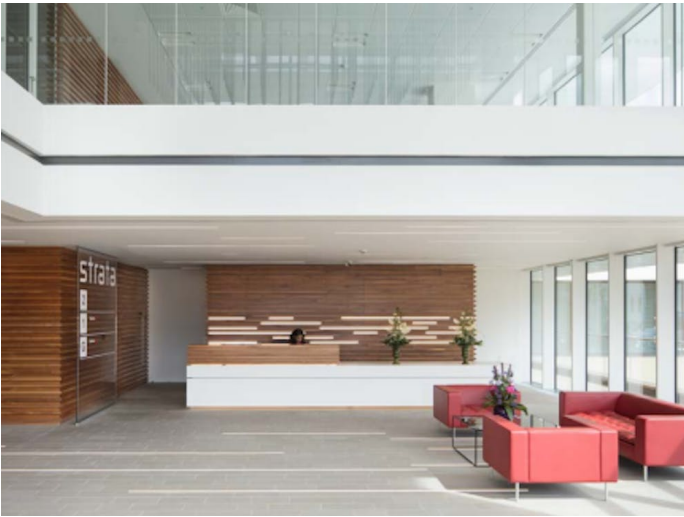


OFFICE TO LET

10,402 SQ FT

- On site parking
- Electric car charging points
- Cycle parking spaces with lockers and showers
- Male, female and disabled WC facilities on all floors
- VRF air conditioning and metal ceiling tiles
- Full accessed raised floors
- BREEAM Rating "Excellent"
- Air source heat pumps and low water volume taps and flush WCs
- Approximately 200m sq of photovoltaic cells

Part 2nd floor town centre offices



Summary

Available Size	10,402 sq ft
Rates Payable	£14.16 per sq ft 1st April 2023 list
Rateable Value	£515,000
Service Charge	£8.61 per sq ft Current s/c year
Car Parking	Parking ratio 1:435 sq ft
EPC Rating	B (33)

Description

Strata comprises a high quality Grade A office building with a striking triple height reception area. The available accommodation is on the second floor and will be refurbished. The building provides excellent green credentials with BREEAM rating of 'Excellent'.

Location

Strata is situated in a prominent position on the west side of Bridge Street (B376) to the west of Staines town centre. The Causeway (A308) is located to the south west of the property. Staines is one of the Western Corridor's premier office locations, strategically located just 2 miles south east of the M25 motorway, 23 miles south west of Central London and 5 miles south of London Heathrow Airport.

Accommodation

The accommodation comprises the following areas (IPMS3):

Name	sq ft	sq m	Availability
2nd - Floor Part	10,402	966.38	Available
Total	10,402	966.38	

Viewings

Viewing arrange through the joint agents

Terms

Available by way of a headlease direct from the Landlord

Costs

Each party to be responsible for their own legal costs and other costs associated with the transaction

Anti Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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