

STRATA  
1 BRIDGE STREET  
STAINES  
TW18 4TW



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**10,402 sq ft To Let on part second floor.**



[brayfoxsmith.com](http://brayfoxsmith.com)

For further information please contact:

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## 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.



## SPECIFICATION

- VRF air conditioning
- Full accessed raised floors
- Male, female and disabled WC's on each floor
- Dedicated shower and locker facilities
- On-site parking (1:435 sq ft)
- BREEAM Rating Excellent

## AVAILABILITY

Floor	sq ft	sq m
Part Second Floor	10,402	966.38
<b>Total</b>	<b>10,402</b>	<b>966.38</b>

## PRICE

Rent on application.

## SERVICE CHARGE

Details provided upon application.

## TERMS

TBC

## EPC CERTIFICATE

TBC

## LEGAL COSTS

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

## VIEWING

Strictly by appointment through the sole letting agents

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