



**Viewpoint**  
**240 London Road**  
**Staines TW18 4JD**

3,745 – 10,365 sq ft  
(347.9 – 962.9 sq m)  
Ground floor offices to let



A prominent, well specified, multi-tenanted building. There is excellent natural light in the offices and a landscaped garden immediately outside the demise. The building has rural views over Shortwood Common.



The floor provides highly energy efficient, modern space



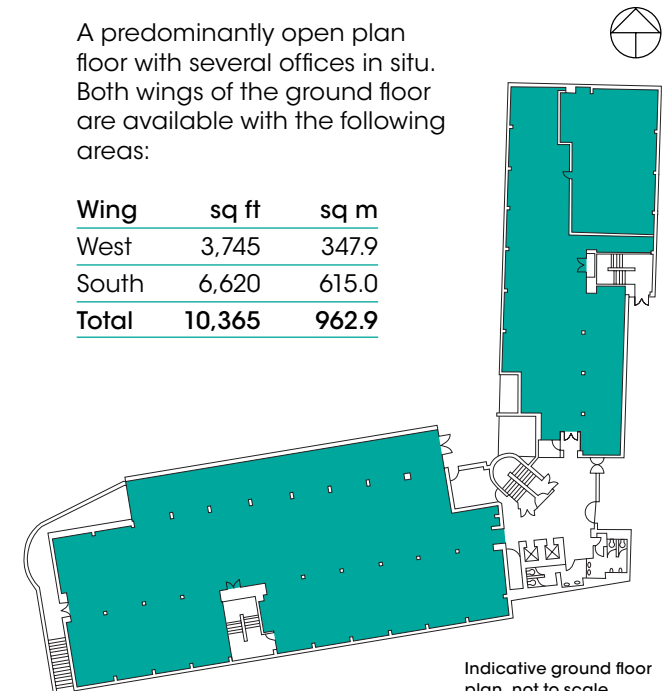
## Specification

- VRV A/C and heating
- Suspended ceilings with LG3 lighting
- Underfloor trunking with CAT5 cabling
- 2 x 8 person passenger lifts
- Manned reception
- On-site parking spaces (1:345 sq ft).
- Energy efficient (EPC Graded B)
- Landscaped gardens and lakeside walkways
- Showers and cycle racks
- DDA compliant building

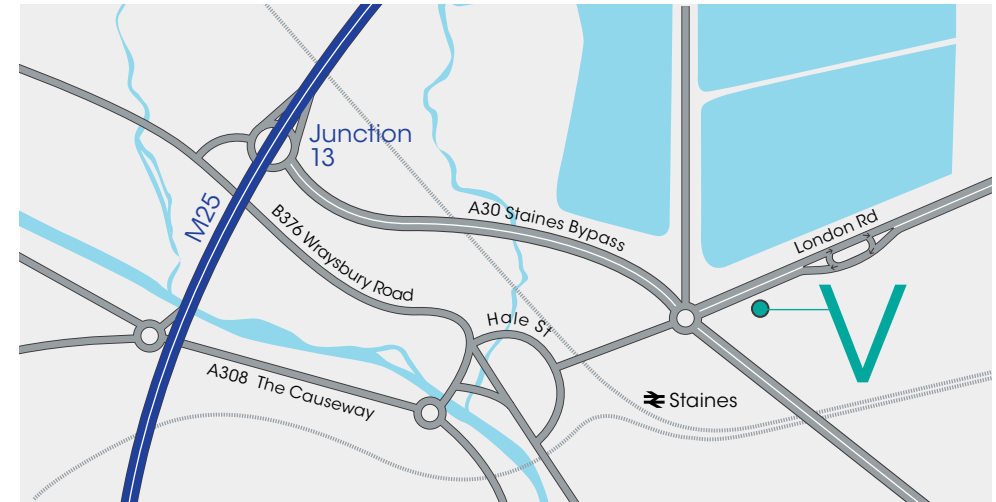
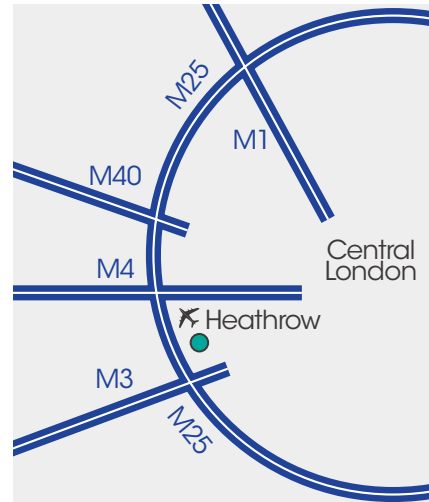
## Accommodation

A predominantly open plan floor with several offices in situ. Both wings of the ground floor are available with the following areas:

Wing	sq ft	sq m
West	3,745	347.9
South	6,620	615.0
<b>Total</b>	<b>10,365</b>	<b>962.9</b>



Located on the London Road (A30), close to the town centre and within walking distance of Staines railway station with fast trains to London Waterloo in 35 minutes. Easy access to the junction 13 of the M25 and within 5 miles of Heathrow airport.



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**EPC Rating**  
Level B (26-50)

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