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240 LONDON ROAD | STAINES | TW18 4JT



VIEW
POINT

TO BE LET

3,690/4,445/8,135 SQ FT

FULLY FITTED, AIR CONDITIONED OFFICES WITH 44 PARKING SPACES

VIEWPOINT
LONDON ROAD



LOCATION

Viewpoint is a prominent office building fronting the A30 London Road, Staines close to its junction with the A308 Crooked Billet Roundabout. The M25, M4 and M3 motorways are easily accessible as is Heathrow Airport. Staines town centre and mainline station are approximately half a mile from the property offering numerous cafes, restaurants, and retail and leisure facilities. There is regular rail access to London Waterloo within approximately 35 - 40 minutes.

ACCOMMODATION

The available accommodation comprises two fully fitted office suites on the second floor of 3,690 ft.² or 4,445 ft.² and totalling 8,135 ft.². The floor is currently partitioned to form a number of private offices, meeting/conference rooms, kitchens and open plan areas.





AMENITIES

- VRV Air Conditioning
- Suspended Ceilings
- Underfloor trunking
- 2 passenger lifts
- Manned reception
- 44 parking spaces
- 2 private terraces
- Partitioned
- Kitchens
- Data Cabling
- Fully furnished (by separate arrangement)
- EPC Rating B



NEW POINT

LEASE

The premises are held by way of a lease to expire 30 June 2025, subject to a tenant's option to determine in June 2020, subject to 6 months prior written notice. The passing rent is £154,565 per annum exclusive which equates to £19.00 per sqft per annum exclusive. The lease is excluded from the Landlord and Tenant Act 1954.

TERMS

Our clients lease is available for assignment, subject to the proposed assignees financial standing and landlords consent, with the benefit of all partitions and fixtures & fittings. Consideration will given to subletting individual wings by way of sub-leases to expire in June 2020 outside the Landlord and Tenant Act.

BUSINESS RATES

We understand that the premises are currently assessed as individual wings the having rateable values of £89,000 (front) and £57,000 (rear). Prospective tenants are strongly advised to reconfirm this information independently.



VIEWINGS

Strictly by appointment through agents.



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