

UP TO 10,483 FT<sup>2</sup> AVAILABLE



PINETREES

[WWW.2PINETREES.CO.UK](http://WWW.2PINETREES.CO.UK)

TWO PINETREES, CHERTSEY LANE, STAINES UPON THAMES, TW18 3HR

## LOCATION

Staines upon Thames is a large town located on the River Thames in the county of Surrey. The town benefits from being situated just 18 miles from central London, 8 miles from Slough and 4 miles from London Heathrow Airport.

Two Pinetrees is located just south of central Staines in a well connected, sought after business park.

The property benefits from easy access to the A30 and onto the M25.

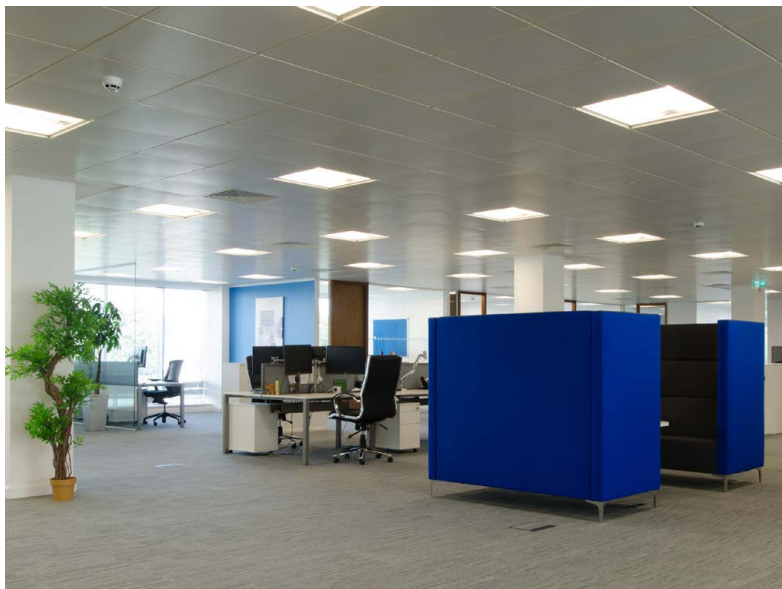
## DESCRIPTION

Two Pinetrees is a modern, two storey office building with extensive glass elevations providing a high level of natural light.

The self-contained first floor office has been recently and comprehensively refurbished to a high specification. The floor has been carefully designed and partitioned to create flexible and inviting communal working areas whilst also providing more private and formal working spaces. The first floor accommodation is accessed via the impressive double height reception area which benefits from a passenger lift.

- Self-contained WC and shower facilities with lockers
- Air-conditioning
- EPC - 74 C
- 13 person passenger lift
- Full access raised floors
- Suspended metal tile ceiling
- LG7 lighting
- 20 MB fibre optic cabling
- 27 dedicated car parking spaces (1 disabled bay)





## ACCOMODATION

FLOOR	M <sup>2</sup>	FT <sup>2</sup>
FIRST	974 (NIA)	10,483 (NIA)

+ 27 CAR PARKING SPACES AVAILABLE (INCLUDING 1 DISABLED BAY)

## CONNECTIONS

Staines railway station is located under a mile to the north east which offers the following services:

- Clapham Junction in 24 minutes
- London Waterloo in 35 minutes
- Reading in 50 minutes
- Weybridge in 23 minutes

There are bus connections opposite the site offering frequent connections throughout Staines, the local towns and to London Heathrow Airport.

London Heathrow Airport is located just four miles to the north offering domestic and international flights.



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## TERMS

Available by way of sub-lease or assignment for a term expiring 29th September 2024.

## VIEWING

Strictly by appointment with the sole agents.