

TO LET

1 London Road, Staines, Middlesex TW18 4EX

HIGH QUALITY READY TO OCCUPY OFFICES

6,120 – 23,118 sq ft (569 – 2,148 sq m)



- Fully fitted and Furnished Offices
- Town Centre Headquarters Building
- Remodelled Triple Height Reception
- 5 minute walk to Station
- Close to High Street
- 79 car spaces (1:292 sq ft)

Location

The building is prominently located in Central Staines within a 5 minute walk of the Station and High Street. Staines is ideally located for the M25 with Junction 13 being within 1.5 miles/ 5 min drive.

Description

1 London Road is a headquarters office building providing Grade A accommodation over 4 floors. Existing tenants include Targus and Synamedia. The building benefits from an impressive triple height reception which has recently been remodelled.

Accommodation

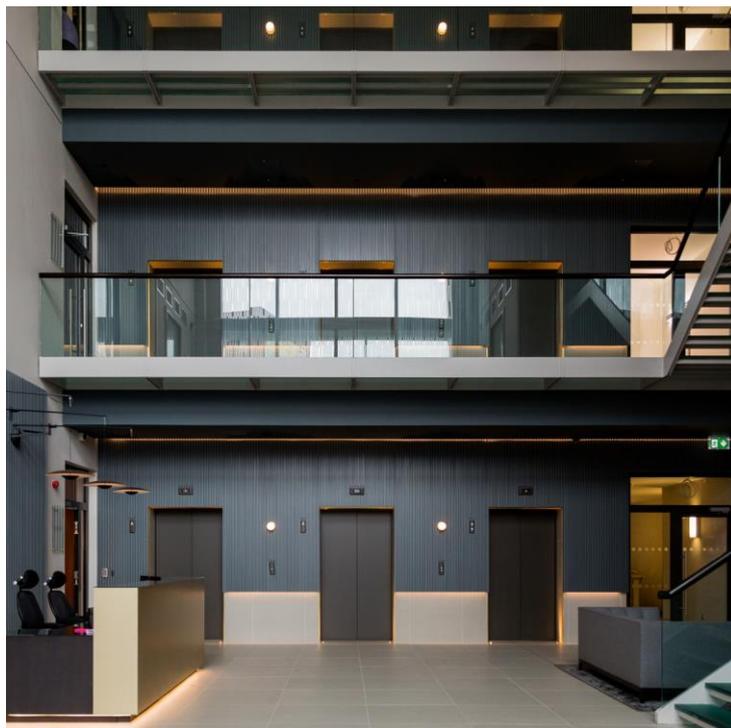
First Floor North	10,856 sq ft	1,009 sq m
First Floor South	6,142 sq ft	571 sq m
Second Floor South	6,120 sq ft	569 sq m
TOTAL	23,118 sq ft	2149 sq m

The entire First Floor and Second Floor South Wing are available totalling 23,119 sq ft or can be let in part from 6,120 sq ft.



Amenities

- Remodelled triple height reception
- Fully fitted and furnished office space
- Air-conditioning
- LED lighting
- Full access raised floors
- Refurbished WC's and showers
- 24 hour access and security
- Excellent parking – 79 spaces (1:292 sq ft)
- Energy Performance Rating – E 101



Lease: A sublease is available on the whole or part until February 2030. There is a Landlord's break on 24 February 2026 subject to 12 months prior notice.

Rent: £32.00 per sq ft per annum exclusive

DE SOUZA

For more information or to arrange a viewing contact:

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