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Ref: 5679

## CLOSE TO STAINES STATION



## TO LET

### Modern First Floor Offices With Car Parking

704 to 1,511 sq ft (65.4 to 140.4 sq m)

Lawford House  
Leacroft  
Staines  
TW18 4NN

**TEL: 020 8707 3030**

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of V.A.T unless otherwise stated.

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## Location

Staines is located approximately 20 miles to the south west of Central London close to Heathrow and the intersection of the A30 and the M25 orbital motorway. There is a regular train service from Staines British Rail Station to Waterloo with a journey time of approximately forty minutes.

## Description

Lawford House is an attractively designed building close to Staines Town Centre, overlooking a green and local pub, The Red Lion. The available office suites measure 704 sq ft and 807 sq ft and can be combined to provide 1,511 sq ft of office space. They are situated on the first floor and are approached through a shared entrance.

## Amenities

- Pleasant location
- Refurbished office suite
- Suspended ceilings
- Recessed lighting
- Gas central heating
- Fully carpeted
- Perimeter trunking and under floor channeling
- Double glazed windows
- Total of 4 on site car parking spaces
- Male and female WCs

## Terms

Available on new flexible lease direct with the Landlord for a term to be agreed. Rent £19 per sq ft exclusive.

## Contact

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