

STAINES-UPON- THAMES

Strata, TW18 4TW

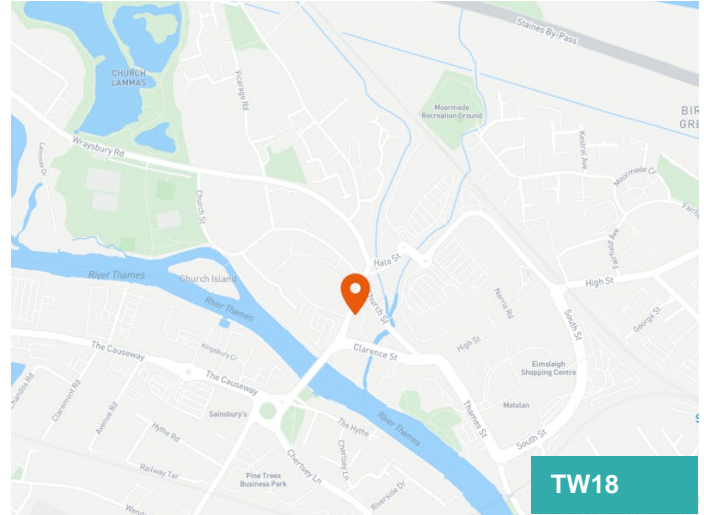


OFFICE TO LET

18,616 SQ FT

- On site parking
- Electric car charging points
- Cycle parking spaces with lockers and showers
- Male, female and disabled WC facilities on all floors
- VRF air conditioning and metal ceiling tiles
- Full accessed raised floors
- Central landscaped courtyard
- BREEAM Rating "Excellent"
- Air source heat pumps and low water volume taps and flush WCs
- Approximately 200m sq of photovoltaic cells

Coming Soon - Part 2nd Floor Refurbished Space



Summary

Available Size	18,616 sq ft
Rates Payable	£14.16 per sq ft 1st April 2023 list
Rateable Value	£515,000
Service Charge	£7.10 per sq ft
Car Parking	Parking ratio 1:435 sq ft
EPC Rating	B (33)

Description

Strata comprises a high quality Grade A office building with a striking triple height reception area. The available accommodation is on the second floor and will be refurbished to a high standard. The building provides excellent green credentials with BREEAM rating of 'Excellent'. Additional space in the building could be made available subject to negotiation.

Location

Strata is situated in a prominent position on the west side of Bridge Street (B376) to the west of Staines town centre. The Causeway (A308) is located to the south west of the property.

Staines is one of the Western Corridor's premier office locations, strategically located just 2 miles south east of the M25 motorway, 23 miles south west of Central London and 5 miles south of London Heathrow Airport.

Accommodation

The accommodation comprises the following areas (IPMS3):

Name	sq ft	sq m	Availability
2nd - Floor Part	18,616	1,729.48	Coming Soon
Total	18,616	1,729.48	



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