



MALLARD COURT

STAINES-UPON-THAMES



WORKSPACE[™]

WELCOME TO MALLARD COURT

On the riverbank in Staines-upon-Thames, Mallard Court offers innovative refurbished office suites from 425 sq ft up to 5,317 sq ft.

Being situated on the picturesque Market Square in the heart of the town affords the building excellent access to transport facilities along with a wide range of retailers and food and beverage outlets.



LIFE ON THE RIVER

Mallard Court's location has much to offer for those who want to explore the riverbank, whether cycling, running or relaxing at one of the riverside restaurants, hotels and bars.



Traffic-free National Cycle Network Route 4 passes by the building



2-minute walk to Memorial Gardens, 8-minute riverside walk to Lammas Park



3 km riverside run to the historically significant Runnymede Pleasure Grounds



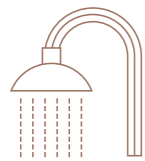
0.5 miles from Staines Boat Club

SPACE FOR YOUR BUSINESS TO THRIVE

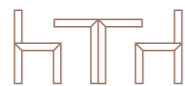
Fully refurbished offices floors featuring:

- raised access flooring
- air conditioning
- openable windows
- LED lighting
- EPC C rated

The first floor space at Mallard Court



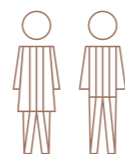
Cycle and shower/
changing facilities



Co-working reception
space with Wi-Fi



Superfast fibre-optic
link available

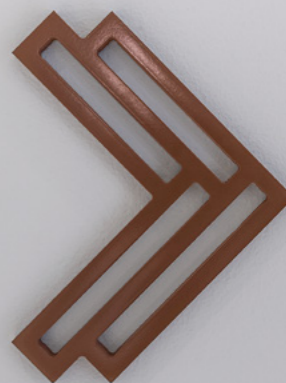


Refurbished toilets
on each floor



RAISING THE STANDARD

Every aspect of Mallard Court
is designed with attention to detail
in mind, creating a fresh and
contemporary working environment.



WORK & LIFE MADE EASY

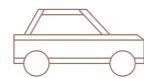
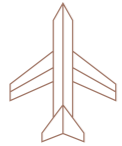
From controlling building access and air-conditioning from your phone to finding the best local hotels and restaurants, our integrated app provides an easy-to-use set of tools for managing day-to-day life at Mallard Court.

MANAGEMENT



Log a building issue 24/7-contact building management in the app

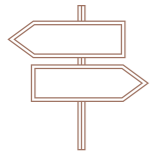
TRANSPORT



Live departures and arrivals information for Staines station and Heathrow Terminal 5

Live traffic information

LIFESTYLE



Local amenities guide



Event information

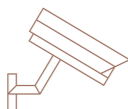


Offers

INTEGRATED BUILDING CONTROLS



Access control



CCTV



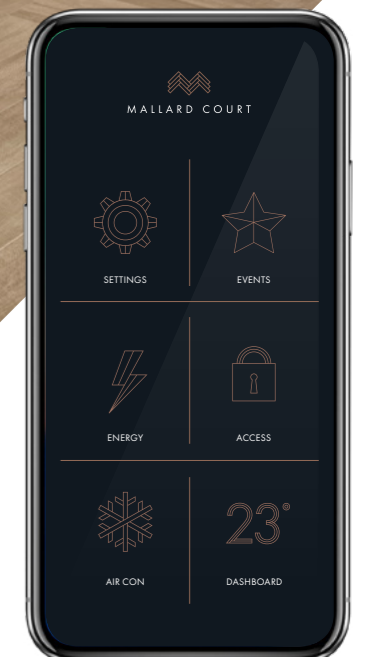
Visitor management



Air conditioning control

DOWNLOAD THE MALLARD COURT APP

Your Lifestyle. Your Building. Your App.



ELEVATIONS

A range of space options provides flexibility for your business to grow.

3

1,834 sq ft
170.0 sq m

2

2,228 sq ft
207.0 sq m

1

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1,255 sq ft
116.6 sq m



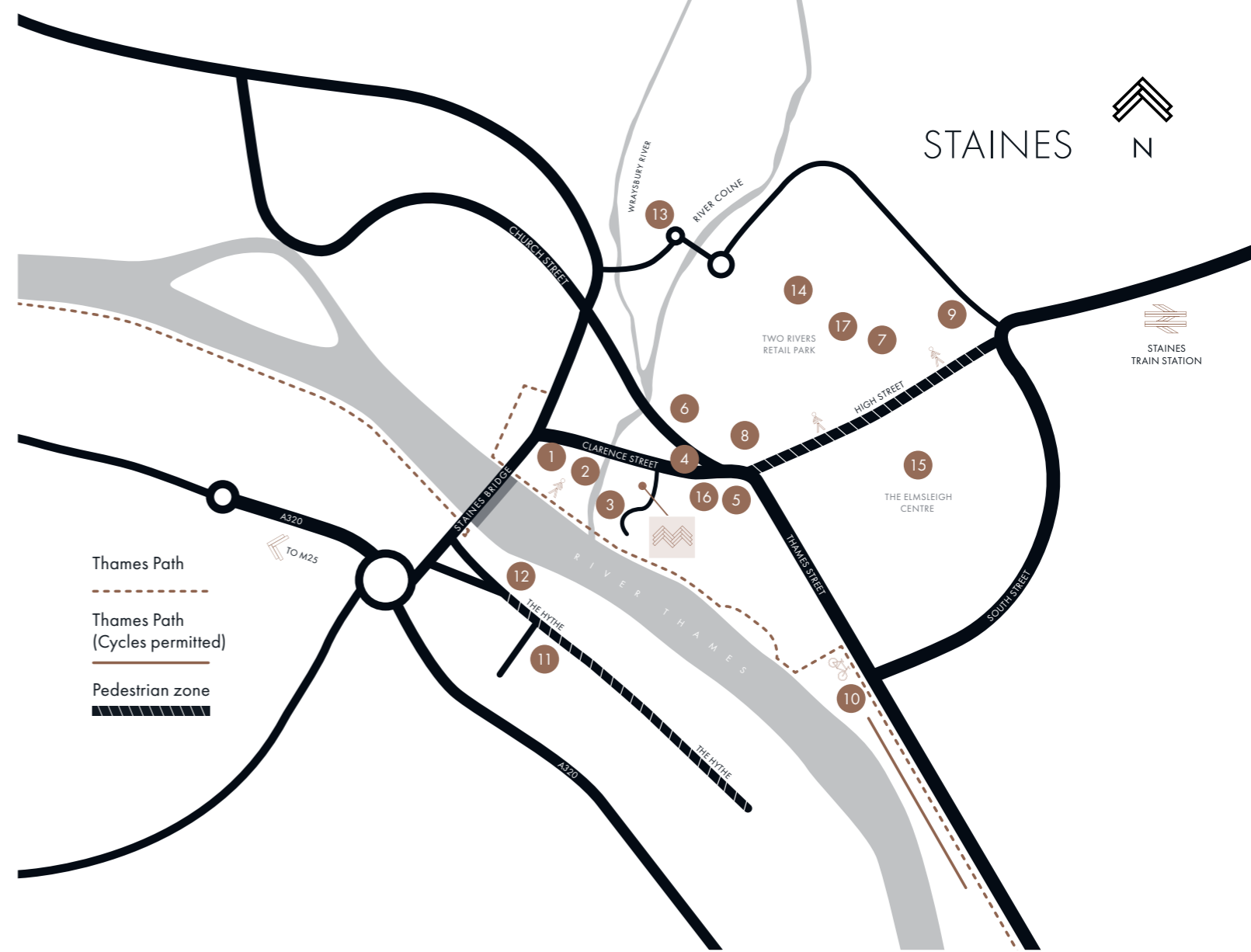
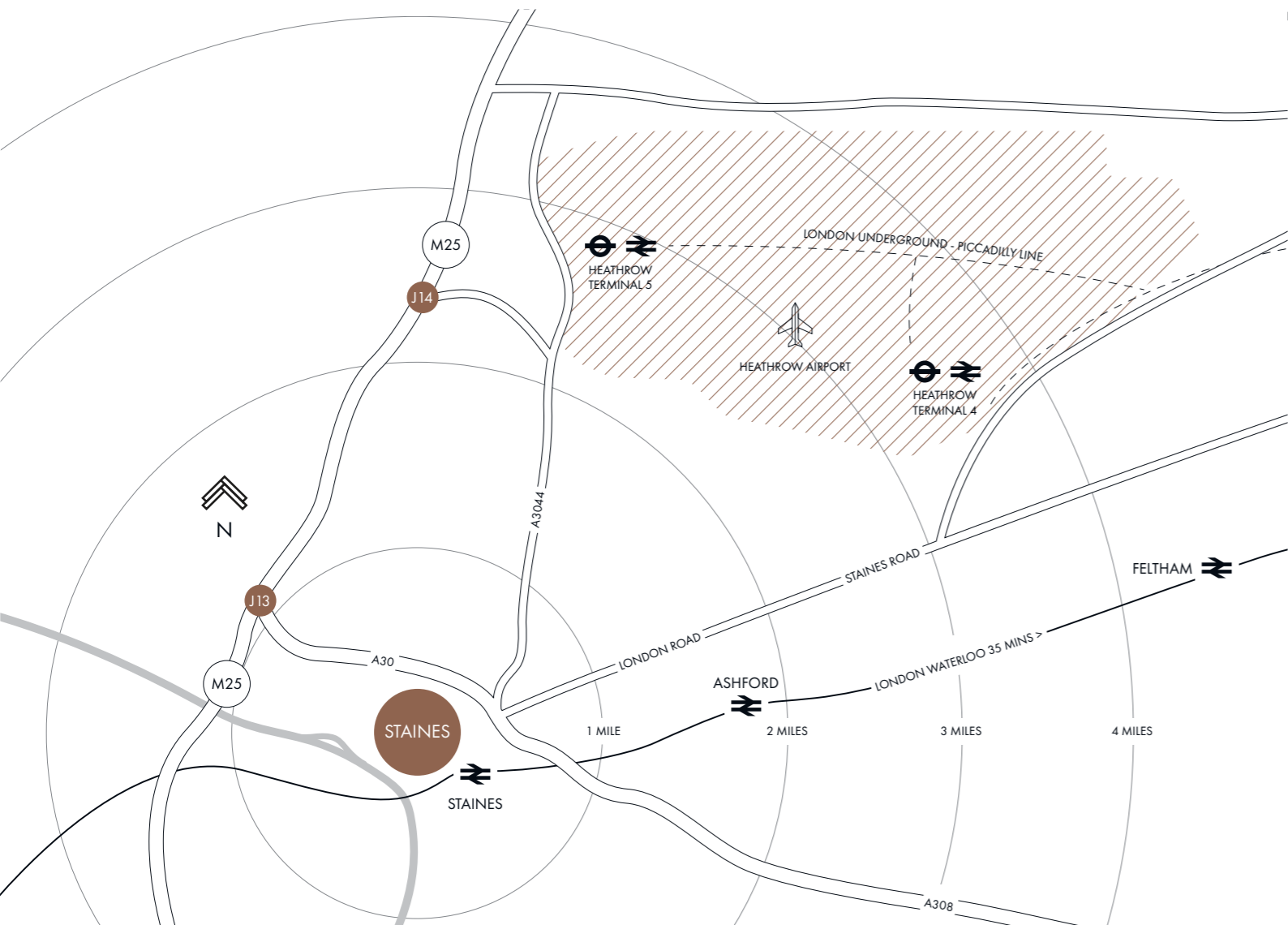
EXPLORE & DISCOVER

Mallard Court is a two-minute walk from Stains-Upon-Thames High Street and all the amenities of the Two Rivers Retail Park and Elmsleigh Shopping Centre. The town has excellent rail and road connections to Heathrow Airport, Central London and the M25.

Just 15 minutes from Heathrow airport

Staines to London Waterloo in 35 minutes

1 mile from Junction 13 on the M25



EATING OUT

1. ROSHNI'S INDIAN RESTAURANT
Unit 1, Thames Edge Court, Clarence Street, W18 4BU
2. PIZZA EXPRESS
12 Clarence Street, TW18 4SP
3. SLUG & LETTUCE
Units 3-4, Thames Edge, TW18 4SU
4. MOMO CAFE
1 Clarence Street, TW18 4SU

5. SUSHI NARA
21 High Street, TW18 4QY
6. TOPS PIZZA
11-13 Church Street, TW18 4EN
7. LIMEYARD RESTAURANT
Two Rivers Retail Park, Norris Road, TW18 4UP
8. TURTLE BAY
Angel Hotel, High Street, TW18 4EE

HOTELS

9. PREMIER INN
106 High Street, TW18 4DP
10. MERCURE LONDON STAINES HOTEL
Thames Street, TW18 4SJ
11. THE BOLEYN HOTEL
29 The Hythe, TW18 3JD
12. THE SWAN HOTEL
The Hythe, TW18 3JB
13. TRAVELODGE STAINES
Hale Street, TW18 4UW

SHOPPING

14. TWO RIVERS RETAIL PARK
Mustard Mill Road, TW18 4WB
 15. ELMSLEIGH CENTRE
South Street, TW18 4QB
- GYMS
16. FRESH IMAGE TRAINING
13-15 High Street, TW18 4QY
 17. PURE GYM
South Street, TW18 4QB



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mallardcourt.com



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