

**Quality Riverside Offices****Christopher**

## Montreaux House, The Hythe, Staines-upon-Thames, TW18 3JQ

Outstanding Grade A detached riverside offices - attractive views, plenty of secure private gated parking in an excellent business location

<b>Available Size</b>	4,550 sq ft / 422.71 sq m
<b>Rent</b>	£37 per sq ft subject to contract and financial status
<b>Rates Payable</b>	£10.15 per sq ft for guidance. Interested parties must verify with Runnymede Borough Council
<b>EPC Rating</b>	C (64)

### KEY POINTS

- Prime River Thames location
- Excellent on site parking
- Riverview terraces
- Easy Heathrow and M25 access
- High spec interiors



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## Description

A distinctive opportunity for businesses seeking an office space which offers impeccable finishes. From quality furnishings to elegant fixtures, the workspace detail has been meticulously crafted to create a welcoming, stylish ambiance with attention to high-quality finishes, excellent natural light, and an impressive arrival.

## Location

Staines is a prime business centre to the south west of Central London within 1 1/2 miles of Junction 13 of the M25. Heathrow Airport is approximately 10 minutes by car. Montreaux House is in The Hythe area, a character riverside destination with period properties, The Boleyn Hotel & Restaurant, and the historic Swan Hotel with restaurant and pub. Both offer conference facilities within a short walking distance from the office. The Hythe has an historic Royal association forming a Conservation Area under Runnymede Borough Council.

Staines Bridge is at the end of The Hythe - the town centre being only a five minute walk across the bridge north of The Thames, providing a mix of restaurants, bars, and major retailers. Staines railway station is outside of the core town centre, an approximate 15 minute walk or short drive. Sainsbury's Supermarket is a few minutes' walk on The Causeway.

## Accommodation

The accommodation comprises the following areas:

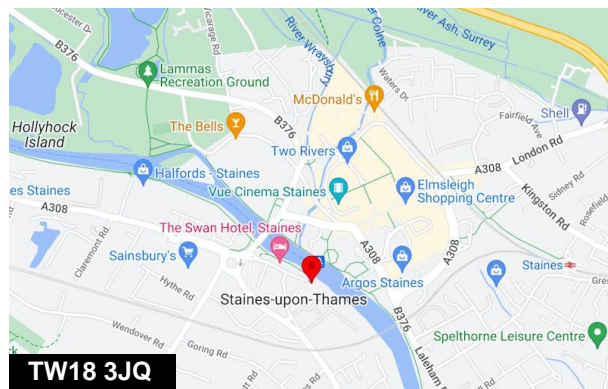
Name	sq ft	sq m	Availability
Ground - Reception meeting rooms offices	2,300	213.68	Available
1st - Offices break out and balcony	2,250	209.03	Available
<b>Total</b>	<b>4,550</b>	<b>422.71</b>	

## Specification

Designer fit-out with several private offices and conference rooms, 26 parking spaces (a high ratio of approximately 1 space to every 200 sq ft), large windows throughout and floor to ceiling window features on the ground floor, under-floor trunking, recessed LED lights and pendant feature lights, male and female WCs on the first floor, disabled WC and unisex shower room on the ground floor, and kitchenettes on both floors. Attractive frontage onto The River Thames and towpath.

## Video

- <https://property-teaser-video.s3.eu-west-1.amazonaws.com/f272f254-ea16-46f4-a3f9-94c440b4090d.mp4>



## Viewing & Further Information

**Christopher Thomas**

01753 839390 | 07770 768342

ct@chthomas.com

MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Floor areas are approximate and strictly for guidance only. Generated on 24/05/2024







 Christopher Thomas

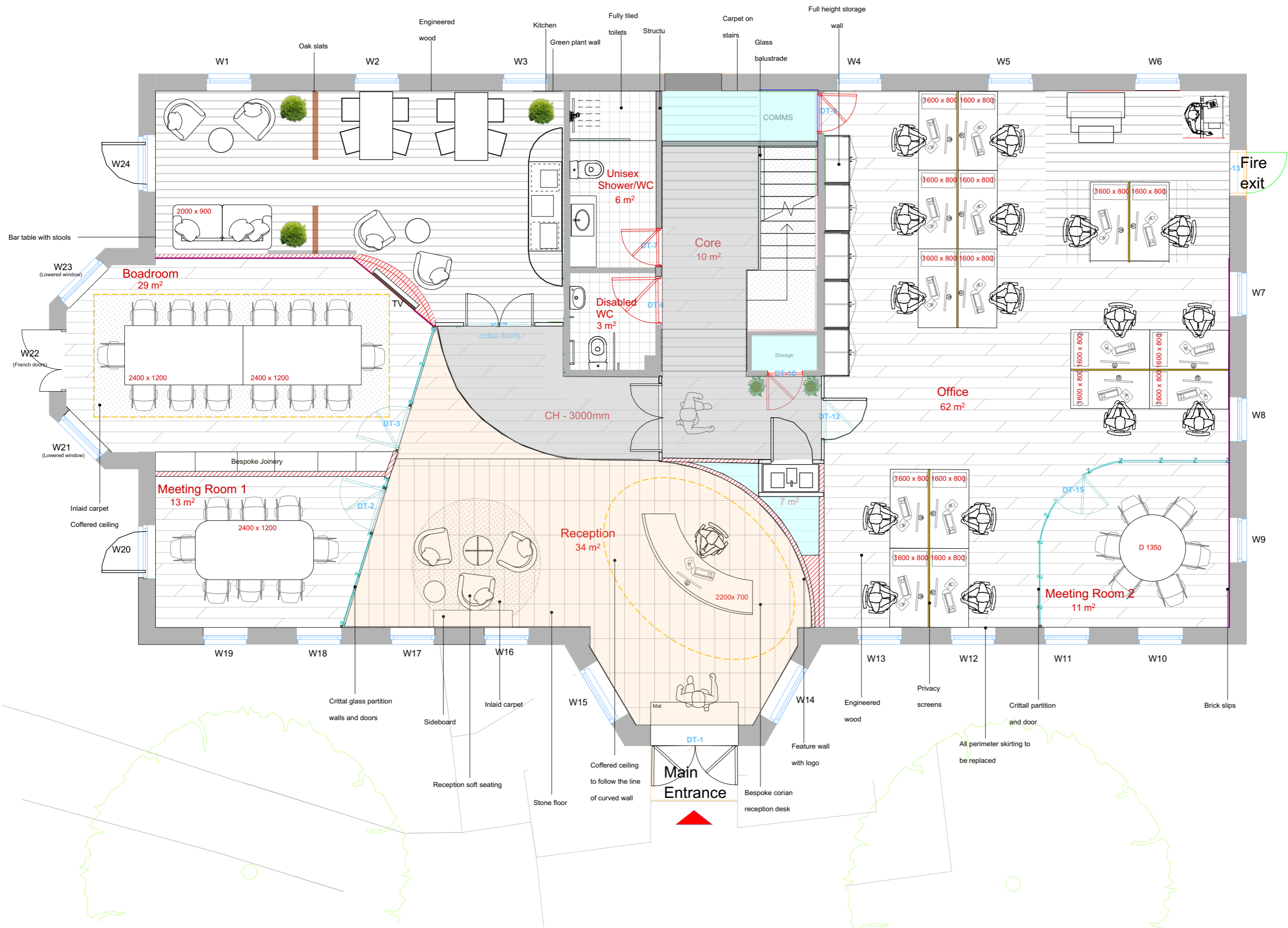


 Christopher Thomas  
Castle Hill House · Castle Hill · Windsor · SL4 1PD  
**01753 839390**  
[www.chthomas.com](http://www.chthomas.com)























REFERENCE KEY

-  Brick slips dream wall
-  Timber panels (full height)
-  Coffered ceiling
-  Crittall partition walls
-  New partition walls
-  New half height partition walls
-  Carpet
-  Door blocked by the client
-  Tiles
-  Engineered wood floor
-  Stone floor
-  New laminate doors
-  New crittall doors
-  New doors by the client

NOTE:

The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others. Dimensions and setting out - should be checked on site; see above

Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only

Freeholder / Leaseholder / Restricted covenants / Easement approvals - the client will ensure that any notices and consents required are obtained before work commences

Areas provided on drawings are rounded to the nearest whole unit. Measurements are based upon received survey information and as such a reasonable allowance should be made for discrepancies or deviations that may occur during

Revisions		
No.	Description	Date
A	Initial designs	07/03/18
B	Revised 1	10/12/18
B	Revised 2	18/12/18
B	Revised 3	17/01/19

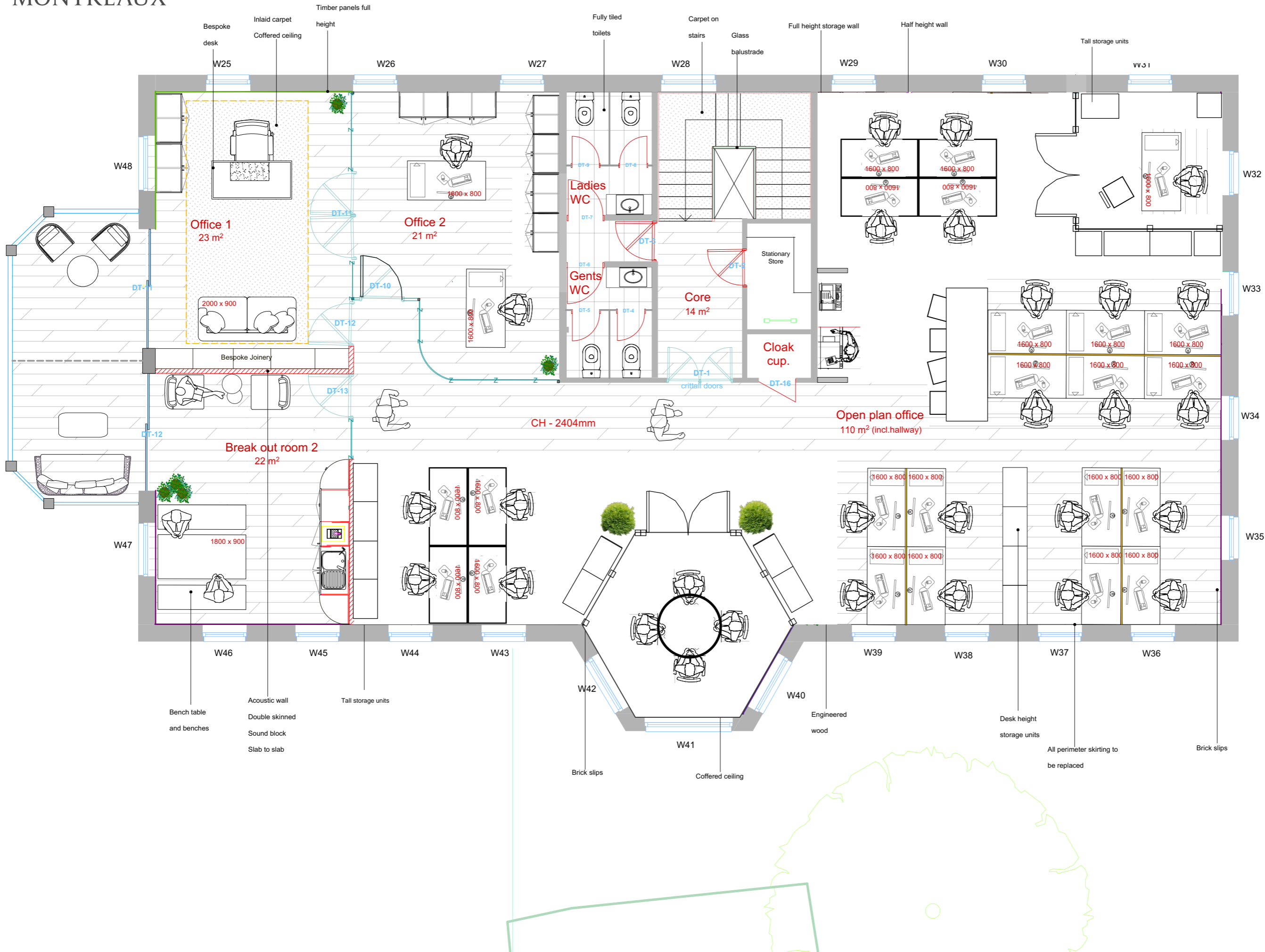
Note: Do not scale from this drawing. All dimensions to be checked on site by the contractor and to be his responsibility.

MPL Interiors  
The Canal Centre  
Ave Way  
Brooklands Trading Estate  
Surrey  
KT13 0JT  
T 01932 357 980  
E info@mplinteriors.com

















Drawing Name Montreaux  
Drawing No 00/MB/DP/001  
Revision 003  
Scale 1:50 @ A2





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MPL Interiors  
The Circuit Centre  
A105 Way  
Brooklands Trading Estate  
Weybridge  
Surrey  
KT13 1DT  
T 01932 357 980  
E info@mplinteriors.com

**MPL INTERIORS**

Drawing Name Montreaux

Drawing No 00/MB/DP/002

Revision 003

Scale 1:50 @ A2