

# TAMESIS

TW20 9AH

10,000 - 41,021 sq ft of modern, fully fitted offices

**PRIME OFFICES  
FULLY FITTED TO AN  
EXTREMELY HIGH  
SPECIFICATION AND  
READY FOR IMMEDIATE  
OCCUPATION.**



**TAMESIS PROVIDES HIGH  
QUALITY OFFICE SPACE AND  
AMENITIES, SET WITHIN A  
PROMINENT 15-ACRE BUSINESS  
PARK.**

Tamesis, completed in 2017, has been designed with modern working practices in mind and at the time was the winner of the BCO Corporate Workplace Award.

The building offers flexible and divisible floorplates that surround a large central atrium with interlinking bridges. The large reception atrium is enlivened by the café amenity and shared reception concierge.

Tenants in the building also benefit from an on-site gym and roof terrace.

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# SLEEK, MODERN AND FULLY FITTED OFFICE SPACE

The existing space is fitted to an excellent standard with each floor benefiting from open plan desks, private meeting rooms, project spaces and two kitchen/break out areas.

The IT infrastructure is also already in place leading back to a contained server room dedicated for each floor. Subject to agreement a managed office solution can be provided.



3x passenger lifts + 1x goods lift



Cycle stores



Dedicated male and female showers



BREEAM rating 'Very Good'



EPC rating B



GF reception with business lounge & café



On-site gym



Parking ratio of 1:350 sq ft



Occupancy density 1:8 sq m



Changing facilities & lockers



Raised access floor & suspended ceiling



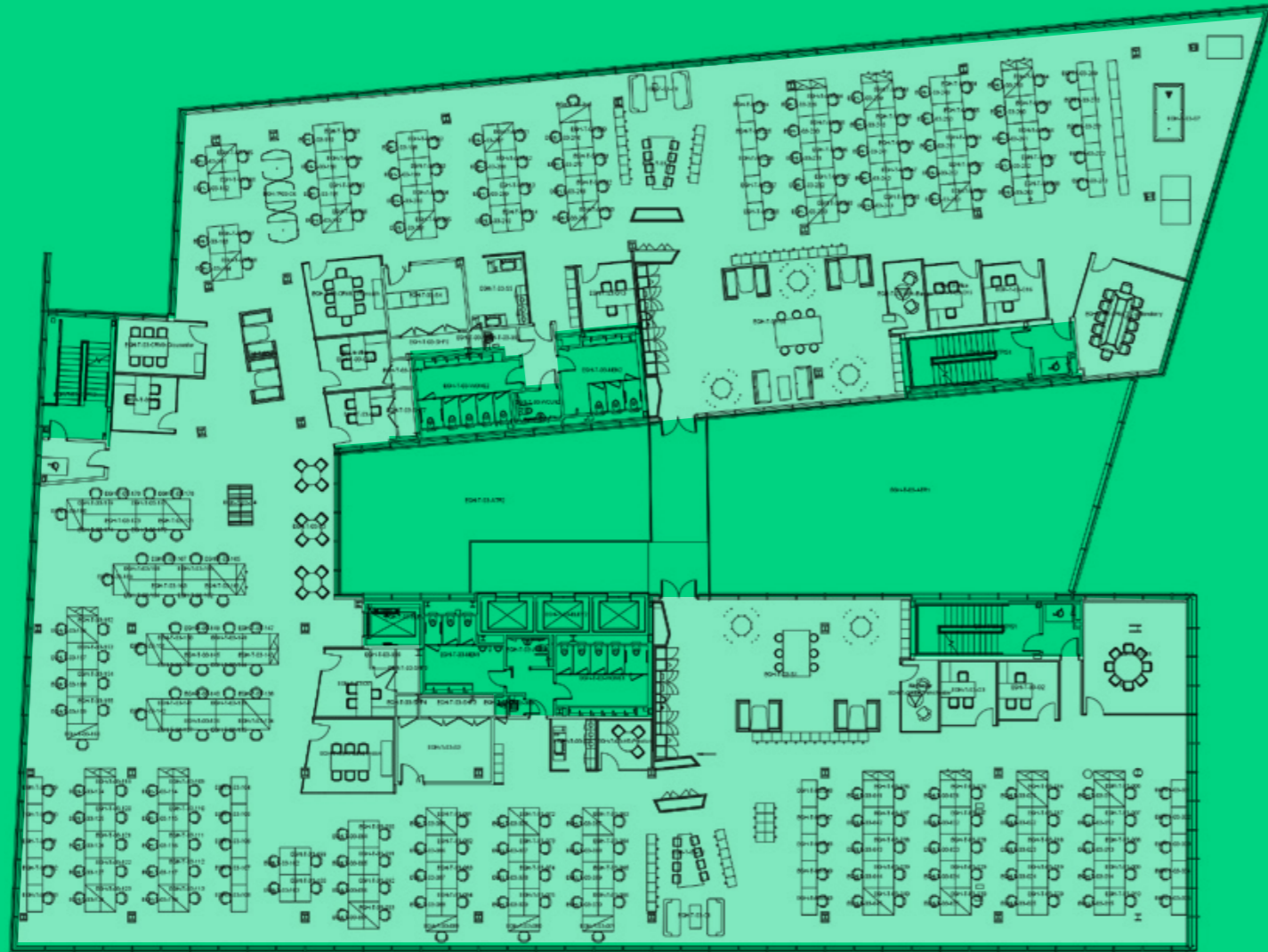
VRF air-conditioning system



## EXPANSIVE, FLEXIBLE FLOORPLATES

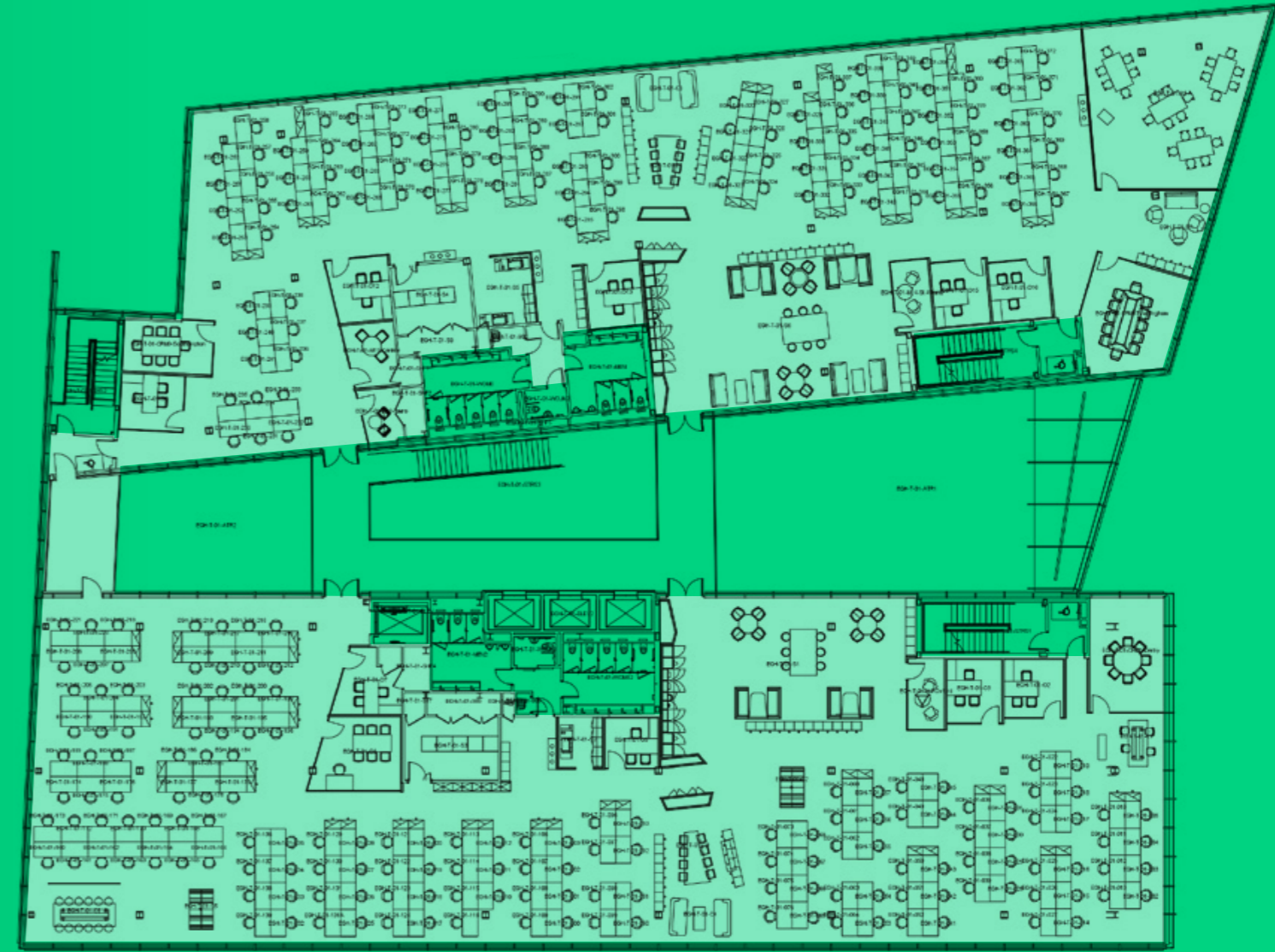
Floor		sq ft	sq m
Fifth	Roof terrace	830	77
Fourth	Let	21,490	1,997
Third	Available	21,313	1,980
Second	Let	21,183	1,968
First	Available	19,888	1,848
Ground	Let	23,968	2,227
<b>Total</b>		<b>107,842</b>	<b>10,019</b>





## THIRD FLOOR

Plans not to scale. For indicative purposes only.



## FIRST FLOOR

Plans not to scale. For indicative purposes only.



TWO RIVERS

ELMSLEIGH

STAINES

SAMSUNG

HIGH STREET

SALESFORCE

TENABLE

BUPA

VMWARE

SAINSBURY'S

A308

TILE GIANT

ACTION BRIGHT STEEL

EGHAM WATER WORKS

WICKES

DYNO

TRAVIS PERKINS

A308

BRITISH GAS

M25

FUTURE ELECTRONICS

M25

A30

M25

EGHAM

## TAMESIS IS WELL POSITIONED BETWEEN EGHAM AND STAINES-UPON-THAMES, BENEFITTING FROM EXCELLENT TRANSPORT CONNECTIONS.

The M4, M3, A3 and national motorway network are all directly accessible via the M25 which is accessed by the A30. The building also benefits from being situated very close to London Heathrow, which can be reached by car in just a few minutes. Egham railway station can be reached by foot in under 15 minutes, providing frequent, fast trains into Waterloo in under an hour. A shuttle bus service is also available taking employees to Staines Rail Station and back during peak times.

Nearby occupiers include British Gas, Future Electronics, VMware, Samsung, BUPA and Salesforce.

There are a number of retailers nearby including Sainsbury's, M&S, Tesco and Waitrose. Nearby food and beverage providers include Slug & Lettuce, Prezzo, Eat Thai, Costa, Starbucks and Bar 163.

The River Thames is also just a short walk away, as well as a number of green parklands.



### LEISURE

1. CrossFit Staines
2. 360 Ultimate Fitness
3. Achieve Sports & Fitness
4. Vue Cinema
5. The Thames Path (River run)
6. Spelthorne Kayak & Canoe Club
7. PureGym Staines
8. Lammas Recreation Ground

### RETAIL

1. Sainsbury's
2. M&S
3. High Street
4. Elmsleigh Centre
5. Tesco
6. Waitrose
7. Two Rivers Centre

### FOOD & DRINK

1. Slug & Lettuce
2. The Bells
3. Prezzo
4. Eat Thai
5. Costa Coffee
6. Villa Rosa
7. Starbucks
8. Bar 163

### HOTELS

1. The Swan Hotel
2. Mercure London
3. Runnymede on Thames Hotel
4. Travelodge Egham

# FURTHER INFORMATION

## TERMS

A sub-lease is available from the existing tenant expiring September 2032.

## CONTACT

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