



**PARRIS HOUSE, WATERMAN'S COURT BUSINESS PARK,  
STAINES-UPON-THAMES, TW18 3BA**

**OFFICE TO LET**

**940 SQ FT (87.33 SQ M)**



# Summary

## Newly refurbished waterside offices

Available Size	940 sq ft
Rent	£42 per sq ft
Rates Payable	£9.86 per sq ft
Rateable Value	£35,000
Service Charge	£8.50 per sq ft +40p psf buildings insurance
EPC Rating	A (23)

- Prime riverside location overlooking the River Thames
- Private balcony overlooking the River Thames
- 3 Car parking spaces, with additional spaces available opposite
- Riverside seating and picnic areas
- Short river walk to town centre





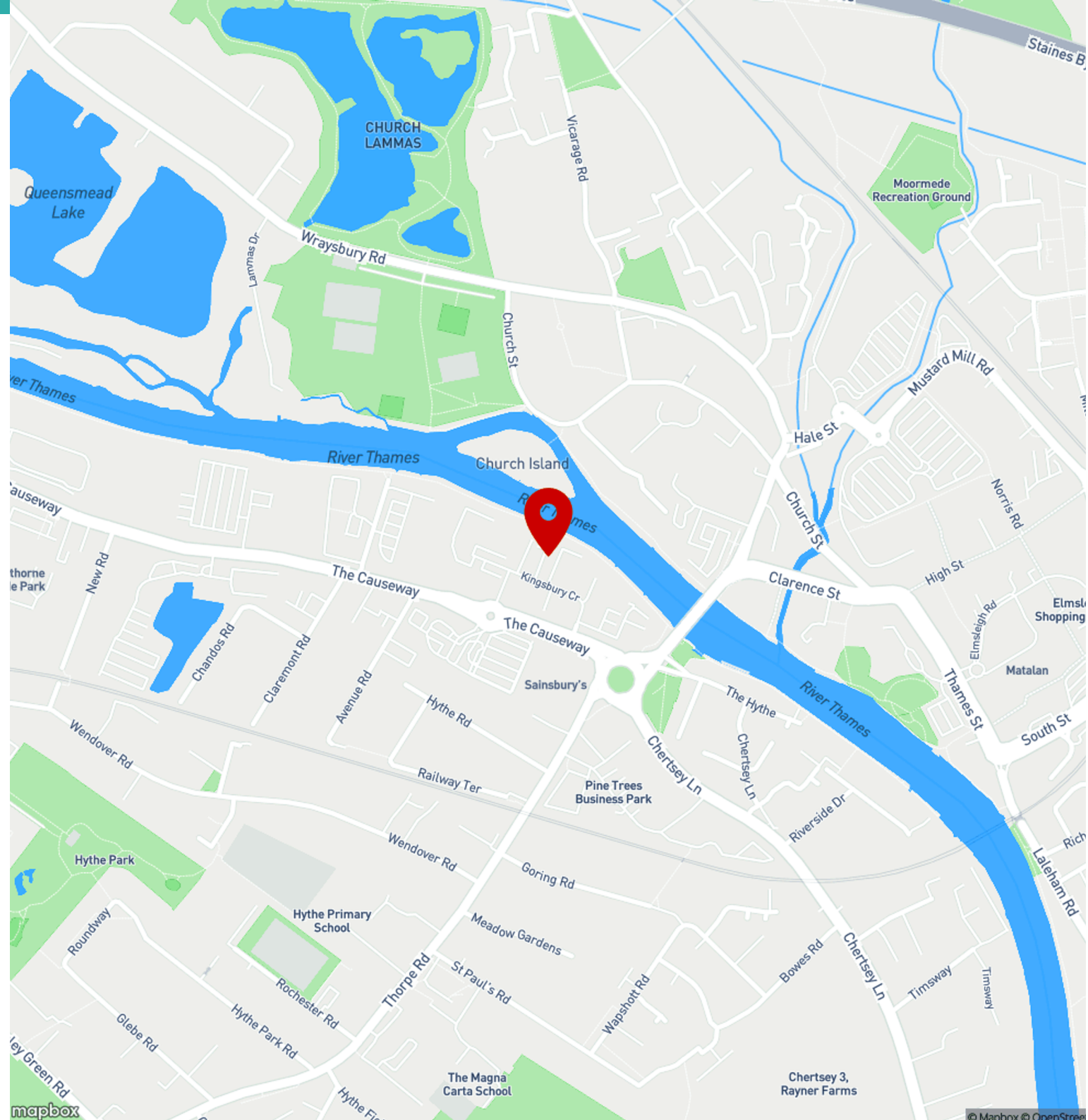
# Location



**Parris House Waterman's Court Business Park, Staines-Upon-Thames, TW18 3BA**

Waterman's Court is situated on Waterman's Business Park and overlooks the River Thames. It is accessed directly from The Causeway (A208), the principle office location within Staines-Upon-Thames which has attracted occupiers such as BUPA, DHL, VM Ware and Samsung.

The town centre is within a 5 minute walk and provide excellent financial, retail and restaurant facilities including the Elmsleigh and Two Rivers Shopping centres.







# Further Details

## Description

Waterman's Court Office Park comprises three buildings: Waterman's House a multi-let 4 storey building; Parris House a self contained two storey building; and Captains House a multi-let 3 storey office.

The available accommodation comprises the first floor Parris House, benefiting from a balcony overlooking the River Thames.

The offices provide open plan grade A accommodation which has been newly refurbished to a high standard and is available immediately. In addition, the Landlord can incorporate bespoke fit out requirements. Details available upon request.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	780	72.46	Let
1st	940	87.33	Available
<b>Total</b>	<b>1,720</b>	<b>159.79</b>	

## Specification

Estate security and CCTV

LED lighting

External amenity and picnic areas

3 Car parking spaces, with additional spaces available opposite.

Landlord EV electrical car charging points

New Air conditioning system throughout

Fully fitted kitchen

Glass partitioned meeting room









## Enquiries & Viewings



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