



**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	£40,000 per annum
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 DHL, VM Ware and Samsung. The town centre is a 5-minute walk and provides 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
Total	1,720	159.79	

Specification

Estate security and CCTV

LED lighting

External amenity and picnic areas

3 Car parking spaces allocated, additional spaces nearby.

Landlord EV electrical car charging points

New Air conditioning system throughout

Fully fitted kitchen

Glass partitioned meeting room







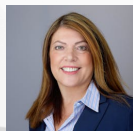
Enquiries & Viewings



Natalie Furtado

nfurtado@vailwilliams.com

07584034875



Maria Hoadley

mhoadley@vailwilliams.com

07584 649059

01483 446800



**Vail
Williams**

[View on our website](#)