

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)	

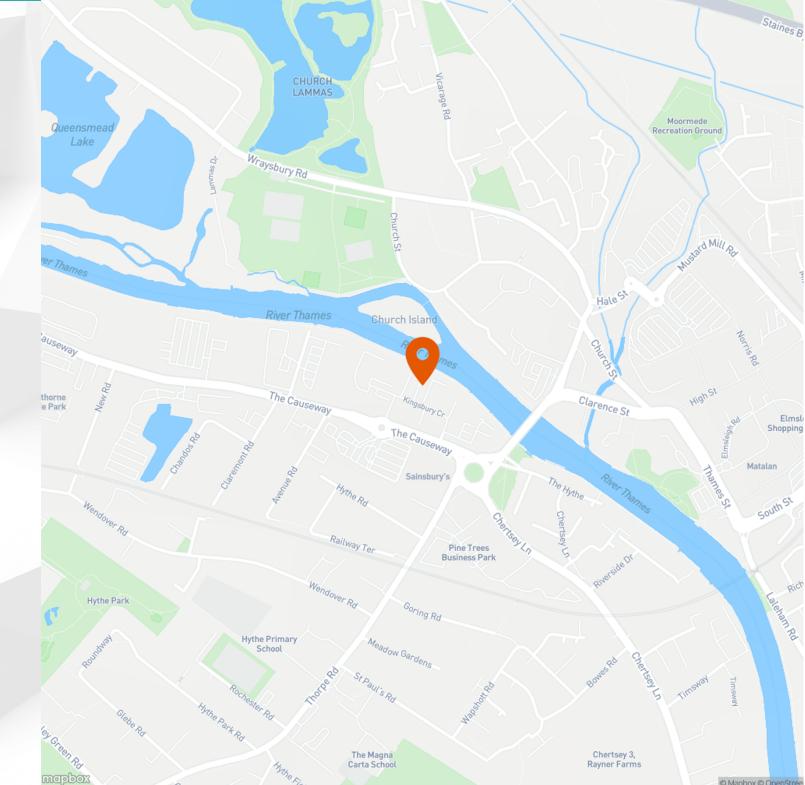
- Prime riverside location overlooking the River Thames
- Private balcony overlooking the River Thames
- 3 Car parking spaces, with additional spaces available opposite
- Riverside seating and picnic areas
- Short river walk to town centre



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.

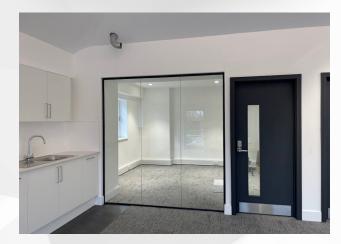
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	780	72.46
1st	940	87.33
Total	1,720	159.79

Availability Let Available





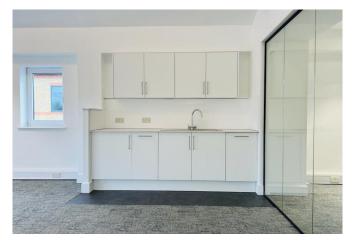


Specification

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



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