

TWENTY
KINGSTON ROAD

STAINES-UPON-THAMES

**2nd Floor
Fitted Suite
NOW LET**



**STRIKING, FLEXIBLE, TOWN CENTRE OFFICES
8,262 SQ FT REMAINING**

**LOCATED ON J:13 OF THE M25,
STAINES-UPON-THAMES OFFERS EXCELLENT ACCESS TO THE M25,
M4 & M3, HEATHROW & GATWICK, CENTRAL LONDON AND THE WEST**

Twenty Kingston Road is a Grade A refurbished office building perfectly positioned within walking distance to all the main amenities, with Staines Station only a 4 minute walk away, a fabulous secure town-centre parking offering, and strategically located adjacent to M25 J:13 with a 12 minute approx drive to Heathrow Airport.





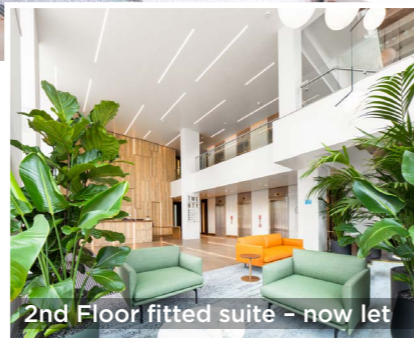
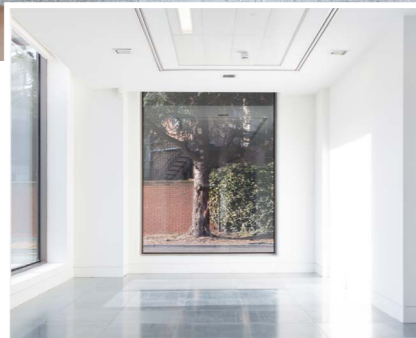
ALL THE BENEFITS OF A PROSPEROUS THAMES VALLEY COMMERCIAL CENTRE

DESCRIPTION

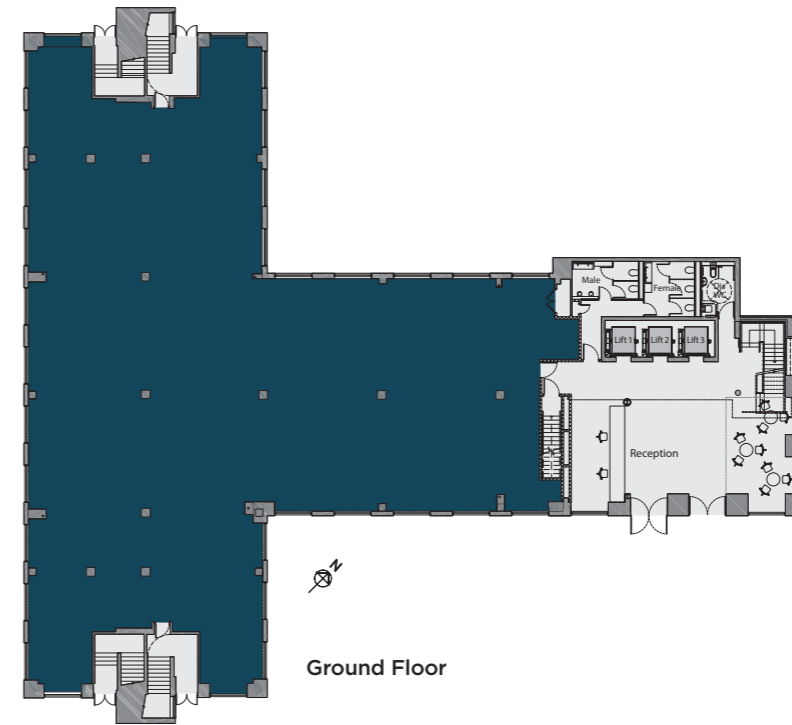
Twenty Kingston Road offers newly refurbished, flexible, high class office space at the heart of a thriving Thames Valley town. The landscaped approach and double-height reception area provides a strong sense of arrival, with high-class finishes provided throughout.

The building benefits from a fantastic town-centre parking ratio of 1:306 sq ft approx and has strong sustainability credentials to meet the ESG agenda head-on, including EPC 'B' and BREEAM 'Excellent' ratings.

Following successful recent lettings to occupiers including The Warranty Group, Imtech and Strategic Imperatives, only the 8,262 sq ft Ground floor suite remains.



2nd Floor fitted suite - now let



Ground Floor

GROUND FLOOR SUITE OF 8,262 SQ FT REMAINING

SPECIFICATION

- 3 x 10 person (800kg) passenger lifts
- Male and female WCs
- 2 showers and 30 lockers are provided on the floor
- High performance VRF heating and cooling units with low fan powers
- LG7 compliant lighting
- New PV cells on roof
- EPC rating of B(39)
- BREEAM offices rating of 'Excellent'
- 27 secure parking spaces (1:306 sq ft)

Floor	sq ft	sq m
Fourth		Imtech
Part Third		Imtech
Part Third		Strategic Imperatives
Part Second		The Warranty Group
Part Second - fitted		Confidential Tenant
First		Centrica
Ground	8,262	768
Total	8,262	768

IPMS3 approx

KEY LOCAL OCCUPIERS

1. Gartner Group
2. Future Electronics
3. VM Ware
4. British Gas
5. BUPA
6. Hitachi Capital
7. ServiceNow
8. Mallinckrodt Pharma
9. Synamedia
10. Wood PLC



STAINES-UPON-THAMES OFFERS AN EXCELLENT VARIETY OF LIFESTYLE CHOICES

LOCATION

The town's location creates an amenity mix, that offers a great work/life balance which by association helps promote wellness in the workplace. You can choose from many hotels, restaurants, cafés and bars, with many offering relaxed and welcoming Thames-side settings.

You'll find a selection of health clubs and gyms as well as Ascot Racecourse, Wentworth and Sunningdale golf clubs, Thorpe Park, Legoland and Windsor Great Park.

A wide range of high profile international businesses have congregated in Staines from across the world, from sectors including IT, technology, healthcare, finance, pharmaceuticals and engineering. A selection of these are highlighted in the map above.



ELMSLEIGH SHOPPING CENTRE



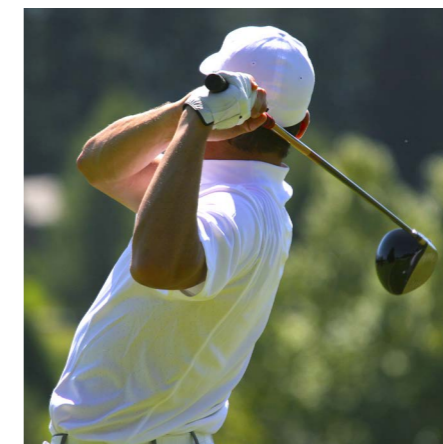
PURE GYM



COSTA COFFEE



PREMIER INN HOTEL



SUNNINGDALE GOLF



RIVERSIDE PUBS



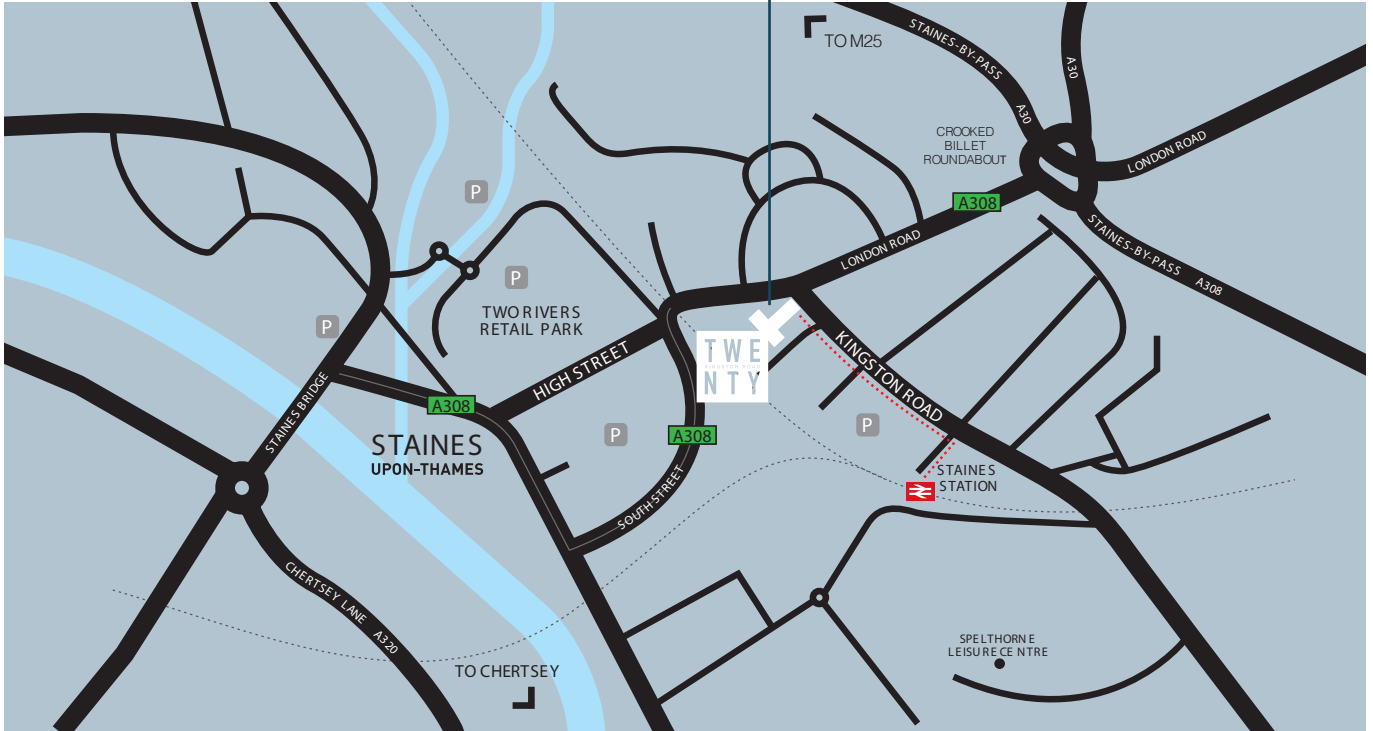
RESTAURANTS



GYM & FITNESS CENTRES



THE THAMES PATH



	miles
Egham	1.2
Heathrow	3.9
Windsor & Eton	5
London Waterloo	20
Reading	32
St Pancras	25
Gatwick	37



	mins
Egham	5
Windsor & Eton	26
London Waterloo	35
Reading	45
St Pancras	62
Gatwick	64

ROAD

Sitting on Junction 13 of the M25, Staines-upon-Thames offers excellent access to the M25, M4 and M3 motorways, Heathrow and Gatwick Airports, Central London and the West.

For occupiers with large parking requirements, Staines town centre benefits from a large amount of public parking where day tickets or longer-term licences are typically available in plentiful numbers.

RAIL

Staines station is just a 4 minute walk away, with regular trains providing direct access to London Waterloo in 35 minutes. Reading station is 45 minutes away and Gatwick Airport can be reached in just over an hour.

AIR

Heathrow Airport, one of the world's key transport hubs is less than 4 miles drive from Twenty Kingston Road and provides a wealth of domestic and international connections. Gatwick Airport, just 37 miles away, provides further options.

twenty-staines.com



Jack Riley
07867 002 484
jack.riley@knightfrank.com

Tom Slater
07870 803 314
tom.slater@knightfrank.com



Will Foster
07789 878 007
will.foster@realestate.bnpparibas



Maria Hoadley
07584 649 059
MHoadley@vailwilliams.com

George O'Connor
07836 544 564
goconnor@vailwilliams.com