

STAINES-UPON- THAMES

Mallard Court, TW18 4RH

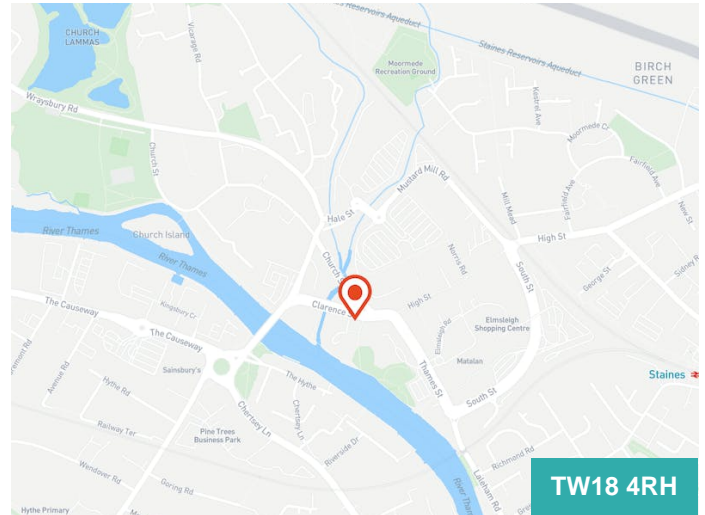


OFFICE TO LET

1,255 TO 5,317 SQ FT

- Fully refurbished
- Air conditioning
- LED lighting
- Second floor suite fully furnished
- Raised access flooring
- Superfast fibre-optic link available
- Town centre location
- Car parking 1:300 sq ft

Refurbished, high specification town centre offices — To Let



Summary

Available Size	1,255 to 5,317 sq ft
Rent	£33 per sq ft
Rates Payable	£12.74 per sq ft
Service Charge	£10.50 per sq ft
Estate Charge	N/A
EPC Rating	C

Description

On the riverbank in Staines-upon-Thames, Mallard Court offers innovative refurbished office suites from 1,255 sq ft up to 5,317 sq ft. Every aspect of Mallard Court is designed with attention to detail in mind, creating a fresh and contemporary working environment.

From controlling building access and air-conditioning from your phone to finding the best local hotels and restaurants, our integrated app provides an easy-to-use set of tools for managing day-to-day life at Mallard Court.

Location

Being situated on the picturesque Market Square in the heart of the town affords the building excellent access to transport facilities along with a wide range

of retailers and food and beverage outlets. Mallard Court's location has much to offer for those who want to explore the riverbank, whether cycling, running or relaxing at one of the riverside restaurants, hotels and bars. Mallard Court is a two-minute walk from Staines-Upon-Thames High Street and all the amenities of the Two Rivers Retail Park and Elmsleigh Shopping Centre. The town has excellent rail and road connections to Heathrow Airport, Central London and the M25.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground	1,255	116.59	To let	Available
2nd - Suite B	2,228	206.99	To let	Available
3rd	1,834	170.38	To let	Available
Total	5,317	493.96		

Specification

- Car parking ratio 1:300 sq ft
- Second floor suite fully furnished
- Raised access flooring
- Air conditioning
- Openable windows
- LED lighting
- EPC C rated
- Cycle and shower/ changing facilities
- Co-working reception space with Wi-Fi
- Superfast fibre-optic link available
- Refurbished toilets on each floor



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