

STAINES-UPON- THAMES

Mallard Court, TW18 4RH

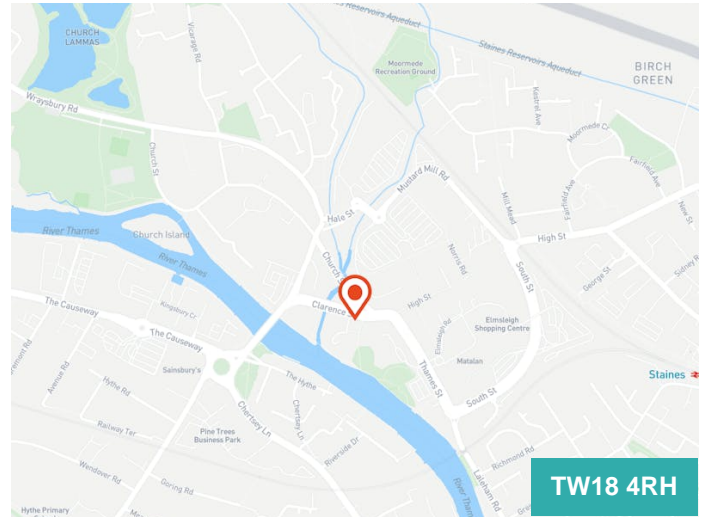


OFFICE TO LET

300 TO 2,934 SQ FT

- Suites available from 300 sq. ft.
- Fully refurbished
- Air conditioning
- LED lighting
- Raised access flooring
- Superfast fibre-optic link available
- Town centre location
- Secure onsite car parking
- Fully fitted options available

Refurbished, high specification town centre offices — To Let



Summary

Available Size	300 to 2,934 sq ft
Rent	£33.50 - £45 per sq ft
EPC Rating	C (75)

Description

On the riverbank in Staines-upon-Thames, Mallard Court offers innovative refurbished office suites from 300 sq ft up to 2,934 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	1,100	102.19	To Let	Available
3rd	1,834	170.38	To Let	Available
Total	2,934	272.57		

Specification

- Suites available from 300 sq. ft.
- 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
- Fully fitted options available
- Secure onsite car parking

Viewings

Strictly through sole letting agents

Anti Money Laundering

To comply with Anti Money Laundering regulations, Vail Williams undertake ID checks for all successful purchasers and tenants where legislations requires us to do so.



Maria Hoadley
01483 446800
07584 649 059
mhoadley@vailwilliams.com



Natalie Furtado
07584 034 875
nfurtado@vailwilliams.com

vailwilliams.com

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