



**COMMUNICATIONS HOUSE, SOUTH STREET, STAINES,  
TW18 4QE**

**OFFICE TO LET**

**3,128 TO 9,383 SQ FT (290.60 TO 871.71 SQ M)**





# Summary

## FULLY FITTED ECONOMICAL PLUG AND PLAY OFFICE SPACE - TO LET ON FLEXIBLE LEASE TERMS

Available Size	3,128 to 9,383 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
EPC Rating	C (64)

- Town centre location behind Elmsleigh shopping centre
- Fully furnished premises
- Car parking ratio of 1:250 sq ft
- 8 minute walk from the Train Station
- Manned ground floor reception
- Kitchenette
- Demised meeting rooms



# Location



**Communications House South Street, Staines, TW18 4QE**

The property enjoys a prominent town centre location on South Street, and benefits from its close proximity to local amenities including the recently refurbished Elmsleigh Shopping Centre directly behind it and the Two Rivers Retail & Leisure Complex, which is only a short walk away.

Communications House is strategically located less than a mile from Staines Mainline Railway Station and the A30, providing direct access to Heathrow Airport, Central London and the M25.









# Further Details

## Description

Communications House is a high quality office building over ground and five upper floors, providing superb office accommodation with raised floors, suspended ceilings and contemporary styled reception and common areas.

The available space is situated on the 4th floor, fully fitted and ready to move in. The space includes a demised reception, kitchen, board room and meeting room.

The 5th Floor which is the sole suite on the floor, this suite has meeting rooms installed as well as a kitchenette with a flexible open plan working area allowing for a range of layouts.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
4th - Fitted Part Suite	3,128	290.60	Available
4th - Fitted Part Suite	3,129	290.69	Available
5th - Self contained suite on the 5th floor	3,129	290.69	Available
<b>Total</b>	<b>9,386</b>	<b>871.98</b>	

## Viewings

Strictly by appointment through the sole agents.

## Terms

A new FRI lease is available on terms to be agreed.

## Legal Costs

Each party will bear their own legal costs in connection with this transaction.











## Enquiries & Viewings



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