

# STAINES-UPON- THAMES



5 Pinetrees, Chertsey Lane,  
TW18 3DT



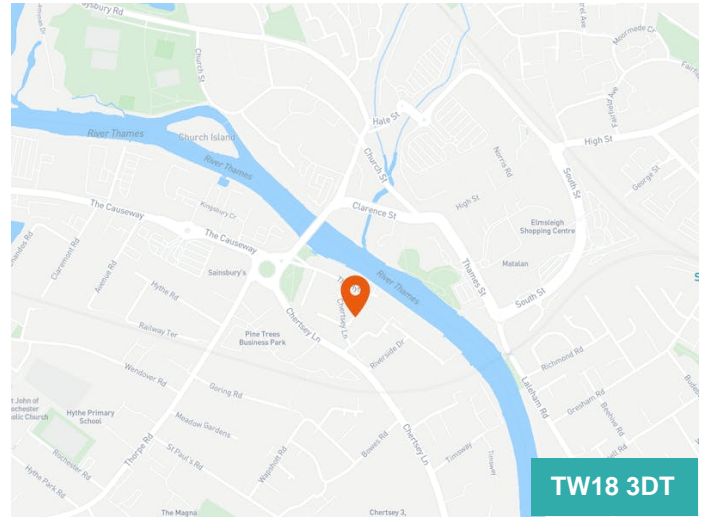
## OFFICE TO LET

**6,727 TO 29,547 SQ FT**

- Four pipe fan coil air conditioning
- Full access raised floors
- Metal tile suspended ceiling
- LG7 compliant lighting
- 2 x 13 person passenger lifts
- Concierge reception
- Parking ratio of 1:374
- 50 cycle racks

**5 Pinetrees is a landmark four storey office providing 29,547 sq ft of grade A space.**

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## Summary

<b>Available Size</b>	6,727 to 29,547 sq ft
<b>Rent</b>	£34 per sq ft
<b>Rates Payable</b>	£12.14 per sq ft
<b>Service Charge</b>	£9.35 per sq ft
<b>Car Parking</b>	Parking ratio of 1:392
<b>EPC Rating</b>	B (38)

## Description

A landmark four storey office development positioned in the heart of Staines-upon-Thames offering grade A space.

The building's stunning, modern design, features a dramatic full-height atrium, high quality finishes, a newly refurbished contemporary reception, large flexible open-plan floor plates, and impressive environmental credentials.

## Location

Located on one of the south east's most well connected urban business parks, 5 Pinetrees offers the ultimate convenience for commuting staff and visiting clients.

For those traveling by car, 5 Pinetrees offers excellent on site secure parking and direct access to major transport routes with The Causeway (A308), feeding the nearby M25 (J13), 2.5 miles away, putting Heathrow Airport and the UK's major north, south and western trunk roads within easy reach.

If travelling by train, nearby Staines mainline station provides a regular direct service into London Waterloo in 35 minutes, Reading station is 45 minutes away, while Gatwick Airport can be reached in a little over an hour.

On occupation a shuttle bus will operate between the building and the station.



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