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TO LET

TOWN CENTRE OFFICE / CLASS E SPACE WITH PARKING
1,001 SQ FT (92.99 SQ M)

Church House, 18-20 Church Street, Staines-Upon-Thames, Surrey, TW18 4EP

DESCRIPTION

Church House is a 4-storey town centre office building.

The available space is a ground floor office / Class E space and has 2 demised parking spaces.

The space has been fully redecorated and recarpeted and provies an open-plan area with a small kitchenette ready for occupation.

LOCATION

Church House is located on Church Street in Staines town centre in close proximity to a range of food and berage options and the main retail centre including the Emsleigh and Two Rivers shopping centre.

Staines railway station is 0.6 miles from the property (approx. 15 mins walk) and provides services to:
 London Waterloo – From 35 mins
 Clapham Junction – From 24 mins
 Richmond – From 16 mins

M25 Junction 13 is 2.5 miles from the property via the A30 Staines Bypass and provides swift access to wider motorway network.

Heathrow Airport is 5 miles north of the town centre.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
GROUND FLOOR SUITE	1,001	92.99

AMENITIES

- Suspended ceilings
- LED lighting
- Air conditioning
- Rasied access floor with floor boxes
- Carpeted
- Comms cabinet
- Kitchenette
- Secure on-site parking
- Building reception
- Male & Female WCs

RENT

£25,000 per annum exclsuive

RATES

The 2026 Rateable Value of the property is £28,750 and estimated rates payable are £12,708 per annum. Interested parties should make their own enquiries with Spelthorne Borough Council

SERVICE CHARGE

There is a service charge for the upkeep of the common and external elements of the building. Est. £13,800 per annum.

VAT

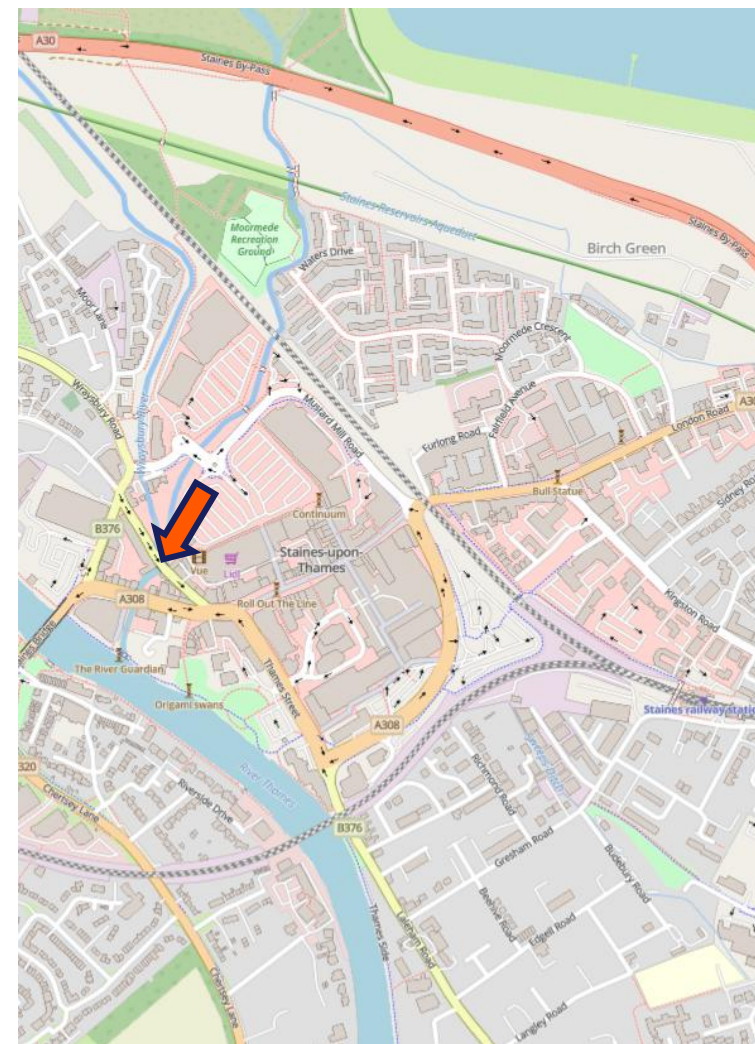
VAT will be chargeable on the terms quoted.

LEGAL FEES

Each party is to be responsible for their own legal fees.

EPC

EPC B:38



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VIEWINGS – 020 8546 0022

Mark Skelton

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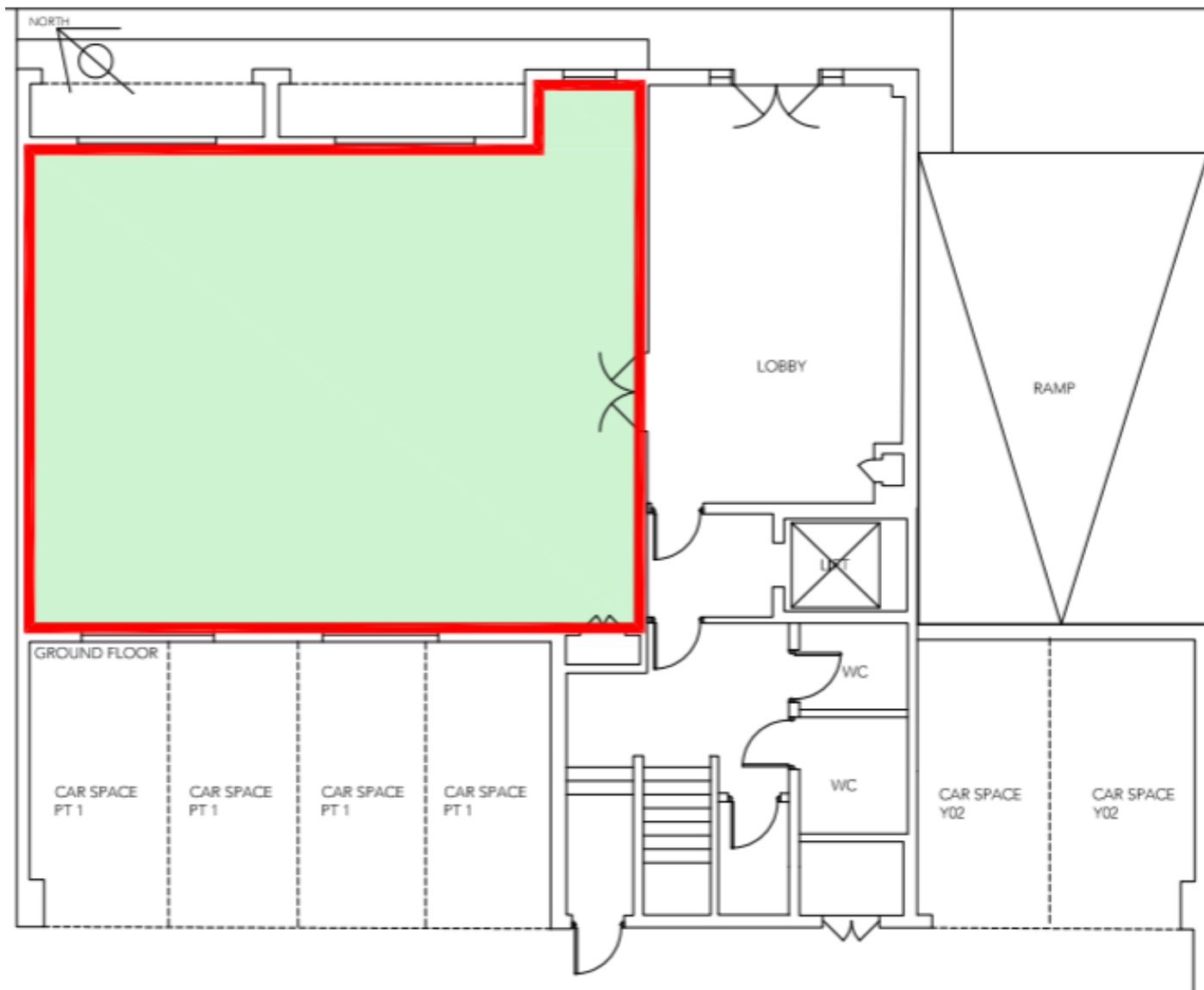
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FLOORPLAN



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