

# OFFICES **TO LET**



**12,482 Sq. Ft. (1,160 Sq. M.)**

Hanover House, Bridge Close,  
**Staines-upon-Thames**

TW18 4TB

DETACHED MODERN THAMESIDE OFFICES

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office **01628 771221**



## Location

Hanover House is located just west of the town centre and under a mile from Staines Train Station which offers frequent services to Windsor & Eton Riverside in 14 minutes, Weybridge in 23 minutes, London Waterloo in 35 minutes and Reading in 47 minutes.

The property is easily accessed located just off of the A308 with the M25 to the West. By car Heathrow can be reached in 15 minutes with Central London only 35 minutes away.

## Description

A modern purpose built office building with brick and glazed elevations overlooking the Thames. With car parking for circa 52 cars (1:240)

The accommodation provides open plan offices with suspended ceilings and recessed Cat II lighting, at ground and first floors with the ability to be sub divided. The building benefits from gallery reception and passenger lift

## Accommodation

	Sq. Ft.	M2
Ground floor	6,014	558.73
Workshop	6,468	600.92
<b>TOTAL</b>	12,482	1,159.65
It may be possible to sub divide the ground floor to circa 3000, sq. ft. suites		

*Approx net internal area (NIA)*

## Terms

Rental £19.50 per Sq. Ft.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT

The unit is available TO LET in its entirety or in part, on a new effective full repairing and insuring lease with terms to be agreed by negotiation.

## Business rates

The billing authority is Spelthorne Borough Council

Rateable value: £246,334.00

We suggest that these amounts are verified by contacting the local authority directly.

As from the 1<sup>st</sup> April 2017 qualifying occupiers will benefit from full business rates relief. All interested parties should verify this with the billing authority.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT which will apply to this transaction.

## Amenities

- Modern offices
- Open plan accommodation
- Overlooking the Thames
- 52 Car parking spaces

## Energy Performance Rating

B-43

## Viewing and further information



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