

Birch House

Fairfield Avenue, Staines upon Thames, TW18 4AB

NewBallerino
& Company

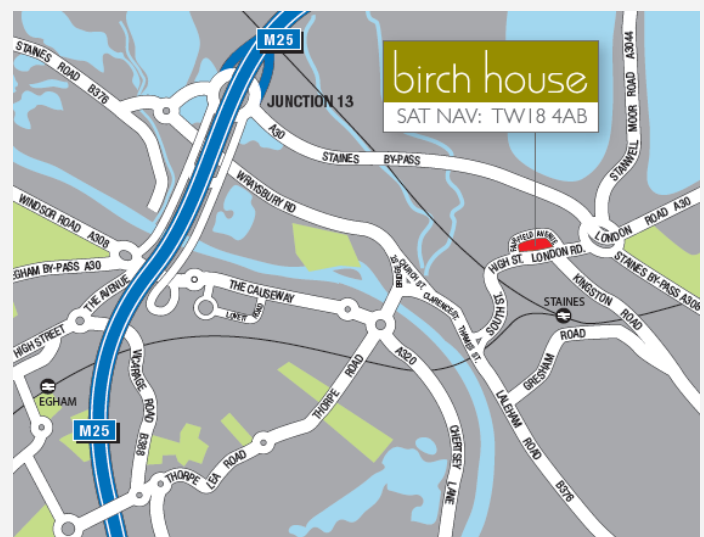
www.newballerino.co.uk

Short term temporary office—To Let
4,002 sq. ft. (371 sq. m)



Key Features

- Rent only £15.00 per sq. ft.
- Short term temporary office
- Max lease 12 months
- Parking for up to 13 cars
- Town centre location



LOCATION

Birch House is located on Fairfield Avenue, Staines upon Thames, which is accessed via London Road, Staines. The property is therefore within immediate proximity of Staines Town Centre offering a wide variety of retail and leisure amenities and within a 5 minutes walk of Staines main line rail station, which offers services to London Waterloo and Reading. The M4, M3 and M25 are only minutes away and Heathrow Terminal 5 under 4 miles away. SAT NAV: TW18 4AB

DESCRIPTION & AMENITIES

The available offices comprise the entire first floor of Birch House which will be available on a short term temporary basis. The current layout provides 7 private offices, large boardroom, kitchen and breakout area, together with an open plan area.

Amenities include:-

- Raised floors
- Suspended ceilings
- LG3 compliant lighting
- VRV air conditioning with perimeter heating
- Passenger lift
- Car parking 1:295 sq. ft.—minimum 14 spaces

AREAS

	Sq.ft.	Sq. m
First Floor	4,002	371
TOTAL	4,002	371

NB (The measurements quoted are calculated on a net internal basis in accordance with the RICS code of measuring practice Edition 6. However, any prospective tenant must satisfy themselves and not rely on the measurements provided. These are provided for indication purposes only).

OCCUPATION

Available from July 2018 until July 2019. Potentially available earlier by agreement.

TERMS

RENT	Only £15 per sq. ft. (£60,000 per annum)
LEASE	An initial term of 12 months. Longer lease terms may be available by agreement.
RATES	Rates are payable direct to the local authority. For further information, please make representations direct to Runnymede Borough Council on 01932 425415.

CONDITIONS

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Please note New Ballerino and Co. has not checked and do not accept any responsibility for any of the services within the property and would suggest that any purchaser satisfies themselves in this regard.

VIEWING & FURTHER INFORMATION

Strictly through sole letting agents:

Steve New M:07874 902123
Elliot McNish M: 07545 803419

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