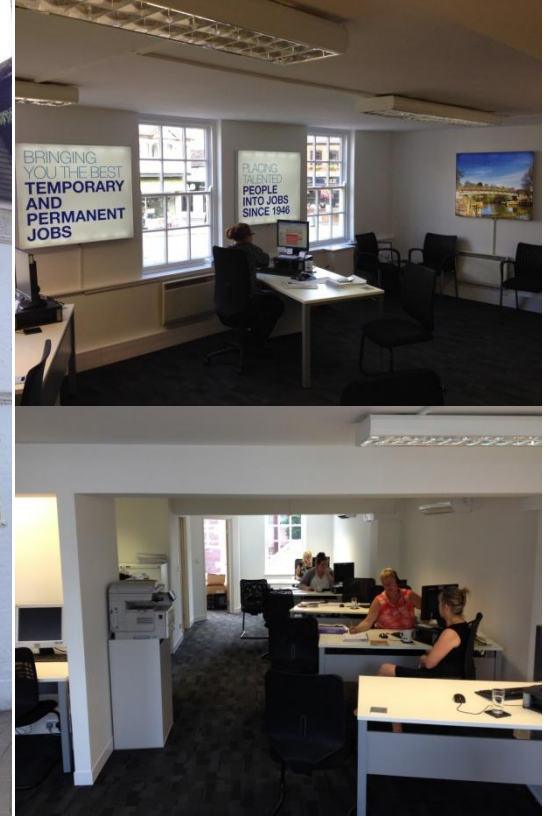


To Let

First Floor Office Space

Market Square, 9/11 High Street, Staines, Middlesex, TW18 4QY



TO LET

First floor office space

Prominent ground floor entrance

B1 use

Open plan office

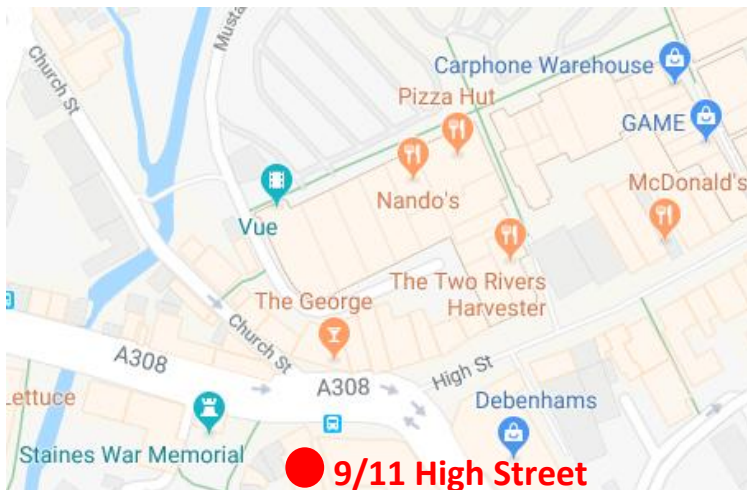
Available Immediately

1008.0 sq ft

To Let

First Floor Office Space

Market Square, 9/11 High Street, Staines, Middlesex, TW18 4QY



LEASE:

The property is held on a 10 year lease due to expire on 23rd June 2024. The lease includes a Rent Review on 24th June 2019 and a tenant only Break Date on 23rd June 2019 and 23rd June 2021 (subject to 6 months prior notice). The lease is within the Landlord & Tenant Act. Available by way of an assignment or a sub-lease to June 2024.

RENT:

The passing rent is £13,000pax.

USE:

B1 office use

RATES:

We understand from the Local Rating Authority that the current Rateable Value for the property is £10,750.

LEGAL COSTS:

Each party to bear their own.

EPC:

Available upon request.

LOCATION:

First floor, open plan offices in central Staines. The property boasts immediate access to all town centre facilities and is close to transport links. Occupiers in the vicinity include Santander, Debenhams, The Post Office and HSBC.

DESCRIPTION:

The premises comprise of an open plan first floor office space with a prominent ground floor frontage in Staines town centre, benefiting from a good level of footfall. Fitted out to a high standard, the office also benefits from an additional meeting room and a separate kitchen.

ACCOMMODATION:

First Floor area NIA: 1008.0 sq ft

VIEWING:

Strictly via sole agents:

Daniel Copp

daniel@marchmont.co.uk

020 7409 5474

Michael Hilliard

michael@marchmont.co.uk

020 7409 5471