

BOURNE HOUSE, WATERMANS BUSINESS PARK, THE CAUSEWAY, STAINES-UPON-THAMES, TW18 3BA

4,112 / 6,490 / 10,602 SQ FT
FULLY FITTED OFFICES BY THE RIVER THAMES



WELCOME TO BOURNE HOUSE

Fully fitted, grade A offices of between 4,112 - 10,602 sq ft can now be made available at Bourne House which was comprehensively refurbished in 2014 to provide modern, state of the art, air-conditioned space. The riverside location is within easy walking distance of Staines town centre, the train station and local amenities.



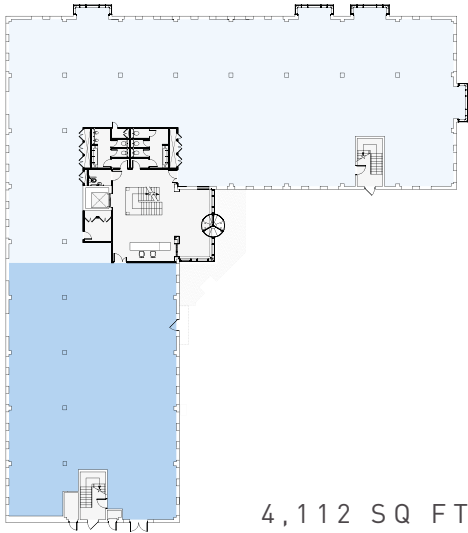
ACCOMMODATION

Floors are available together or separately.

Level	Sq M	Sq Ft
First Floor	603	6,490
Ground Floor	382	4,112
TOTAL	985	10,602

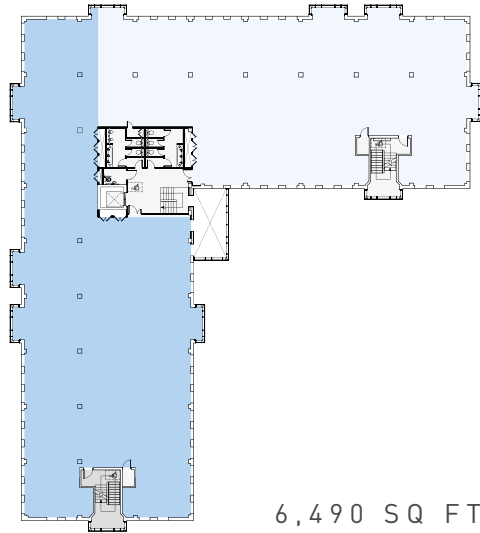
GROUND FLOOR

■: AVAILABLE SPACE



FIRST FLOOR

■: AVAILABLE SPACE



SPECIFICATION



4 Pipe Fan Coil
Air Conditioning



Raised Access Floors
(150mm void)



Metal Tiled
Suspended Ceilings



40 Car Spaces



Excellent Natural
Light



Passenger
Lift

TRAVEL

BY CAR

M25 (J13)
5 MINS

HEATHROW
9 MINS

GUILFORD
29 MINS

READING
42 MINS

BY TRAIN

MAIDENHEAD
7 MINS

WINDSOR
14 MINS

CLAPHAM JUNCTION
24 MINS

LONDON WATERLOO
35 MINS





LOCATION

Staines is a well established office centre in the western corridor, benefiting from excellent links to Central London and the wider South East. The location offers easy access to the M25, national motorway & rail networks, as well as Heathrow Airport. Bourne House is situated at the southern end of Staines Bridge on The Causeway (A308) close to the roundabout junction with Chertsey Lane (A320) and enjoys a frontage to the River Thames.



TERMS

TENURE

The premises are available for a term by arrangement.

RENT

£29.50 per sq ft + VAT.

SERVICE CHARGE

To be advised.

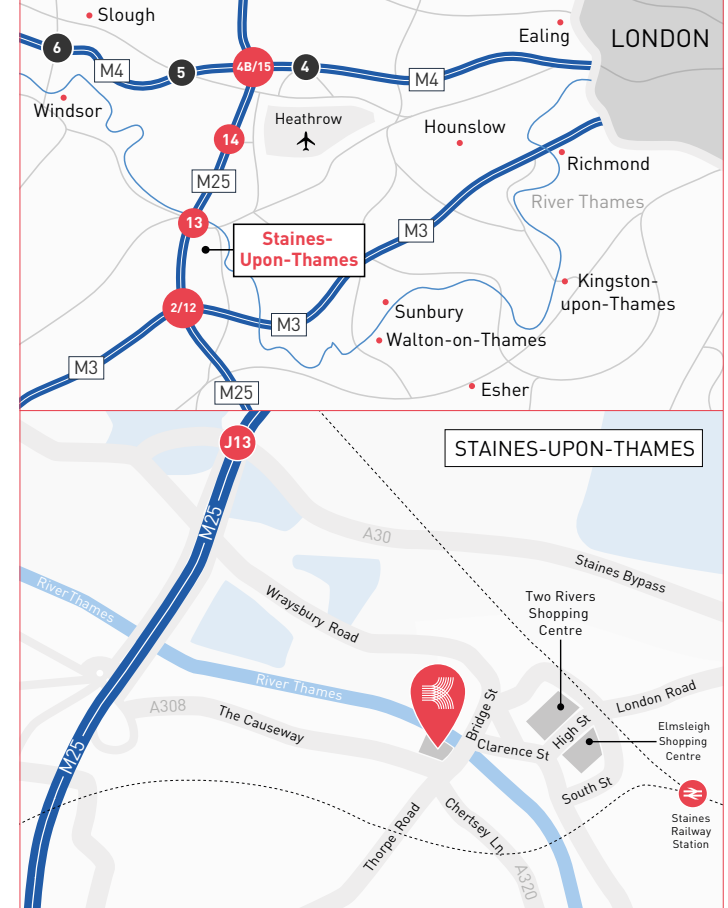
RATES

To be assessed (estimated: £11.05 per sq ft for 2018/2019).

(Estimate is given for guidance only; interested parties should make their own enquiries with the Local Authority)

EPC

B



CONTACT

STEPHEN PAY

0207 247 7722

stephen.pay@bossington.com

www.bossington.com



8 Devonshire Row
London
EC2M 4RH