

aannaa



# **STAINES**

## **Offices TO LET**

Colne House 29 Clarence Street Staines TW18 4SY

A well positioned town centre building with on site car parking.

1st Floor 632 sq.ft. 2nd Floor 110 sq.ft. to 585 sq.ft. Available separately or combined up to 1,217 sq.ft.

Letting Particulars

All floor areas are provided for guidance purposes only.

Knyvett House • The Causeway • Staines • Middlesex • TW18 3BA • United Kingdom • Telephone: +44 (0)1784 898417 Email: ct@chthomas.com • Please visit our website www.chthomas.com for more property information These sales particulars and website do not form any part of a contract, the information contained therein is for guidance purposes only. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded.

50 metres SERVICE ARE CHURCH STREE car park CLARENCE STREET OLNE

#### Location

Clarence Street is one of the town's main roads between Staines Bridge and the pedestrianised High Street running past the historic and attractive Market Square area. Retail, lunchtime and banking facilities are all close at hand. Direct access is provided via Wraysbury Road to the M25 (Junction 13) and Heathrow (T5). Staines mainline station (London Waterloo) is within walking distance. Other occupiers close by include lawyers, recruitment firms, estate agents, insurance brokers and various larger corporates.

#### Click here for the buildings precise location by launching Google maps.

#### Description

Colne House provides whole floor or individual room offices with a number of parking spaces allocated in order of the tenants who sign leases first. The offices have been redecorated, recarpted and provide an attractive light working environment. The ground and lower ground floors could be made available as a whole building of circa **1,850 sq.ft.** plus **650 sq.ft.** lower ground, with 5 clear parking spaces if preferred.

### Accommodation

Lower Ground	650 sq.ft. let but could be made available (storage)
Ground	633 sq.ft. let but could be made available (office/retail)
First	632 sq.ft. available as a whole or in suites (office)
Second	585 sq.ft. available as a whole or in suites (office)

TOTAL 1,850 sq.ft. plus storage and parking





Lease and Rents

The rents quoted are exclusive of Rates and Service Charge.

Depending on the amount of space taken Business Rates might not be chargeable as they may fall into Small Business Rates Relief. The service charge for upkeep of the common areas and exterior is comparatively low. More details on application.

#### VAT

VAT will be applicable to the Rent and Service Charge.

#### **Further Information**

Interested parties should contact the sole agent for more information and arrangements to view.

Christopher Thomas / Ed Mason



All information is provided on a subject to contract basis and for guidance purposes only.

#### Christopher Thomas & Co Ltd

Registered in England Number 5331778 Registered Office: Heathrow Business Centre, Egham TW20 9EY

Floor plans and floor areas are for guidance only.