



18 - 32 London Road, Staines-upon-Thames, TW18 4BP



An imposing three storey office HQ,  
comprehensively refurbished with a stunning reception area and  
offering contemporary office accommodation to a Grade A finish.

**From 3,000 sq ft to 19,262 sq ft**  
**Available To Let**

[www.magnahousestaines.co.uk](http://www.magnahousestaines.co.uk)

## Staines-upon-Thames

A major M25/Heathrow office location, Staines-upon-Thames is increasingly well regarded for its shopping amenities with a wide range of high street retailers in the Elmsleigh and Two Rivers Shopping Centres, and a Vue cinema.

Magna House is perfectly positioned to enjoy all the amenities the town centre has to offer including the River Thames and the regular train service to London Waterloo and Reading.

**Staines-upon-Thames Business Improvement District (BID) launched 1st April 2017.**

Business-led investment program to raise £1.6 million over five years for targeted projects.



### Local Amenities

- 1 Runnymede-on-Thames Hotel & Spa
- 2 Sainsbury's
- 3 The Swan Hotel
- 4 The Bells
- 5 Slug & Lettuce
- 6 Pizza Express
- 7 Café One
- 8 Frankie & Benny's
- 9 Travelodge
- 10 Tesco
- 11 McDonald's
- 12 Waitrose
- 13 Boots
- 14 PureGym
- 15 Costa Coffee
- 16 Nando's



## Description

Magna House boasts a newly refurbished reception area offering an impressive entrance for employees and visitors. With suites available from 3,000 sq ft, whole floors from 8,926 sq ft and total offices up to 19,262 sq ft, there's a space to suit your business.

Comprehensively remodelled reception

New WCs and showers

New metal tiled suspended ceilings

New self-contained basement shower block and lockers

New LED lighting

4-pipe fan coil air-conditioning with new boilers and chillers

Full access raised floors

Newly carpeted throughout

Two x 11 person passenger lifts

Car parking spaces (1:254 sq ft)

Bike racks (12 secure and 14 open racks)

EPC rating: B(46)

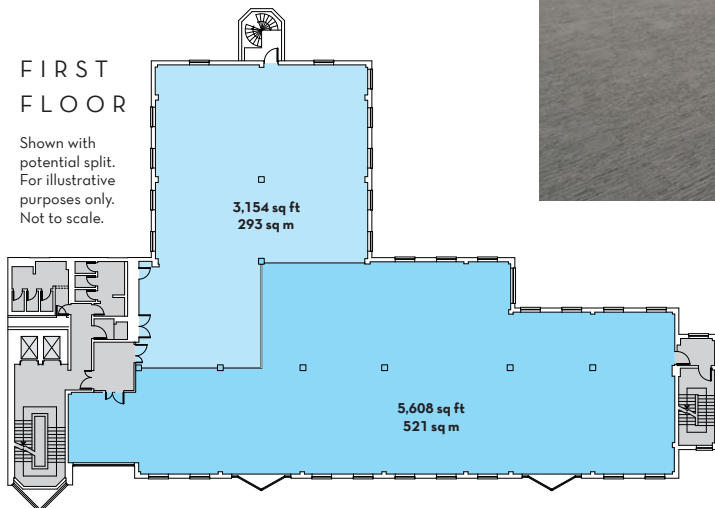
## Floor Areas

Floor	sq ft	sq m
Third	1,377	128
Second	8,959	832
First	8,926	829
Ground	<b>LET TO TAX SYSTEMS</b>	
<b>Total</b>	<b>19,262</b>	<b>1,789</b>



## FIRST FLOOR

Shown with potential split. For illustrative purposes only. Not to scale.



## Terms

New FRI lease terms direct from the landlord.



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