







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



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





# M

Comprising 26,873 sq ft (2,496 sq m), individual floors range from 6,959 sq ft (646 sq m) up to 8,959 sq ft (832 sq m).

Magna House boasts a newly refurbished reception area offering an impressive entrance for employees and visitors. Offices are arranged over ground and two upper floors, with windows on all sides ensuring bright internal spaces, filled with natural light, creating a high quality working environment.

In addition, there is a meeting room / break out facility on the top floor which totals 1,377 sq ft (128 sq m).











## Specification & Amenities

- > Comprehensively remodelled reception
- > New WCs and showers
- > New self-contained basement shower block and lockers
- > 4-pipe fan coil air-conditioning with new boilers and chillers
- > New metal tiled suspended ceilings
- > New LED lighting
- > Full access raised floors
- > Newly carpeted throughout
- > Two x 11 person passenger lifts
- > 106 car parking spaces (1:254 sq ft) including one fully accessible space
- > Bike racks (12 secure and 14 open racks)
- > EPC rating: B(46)



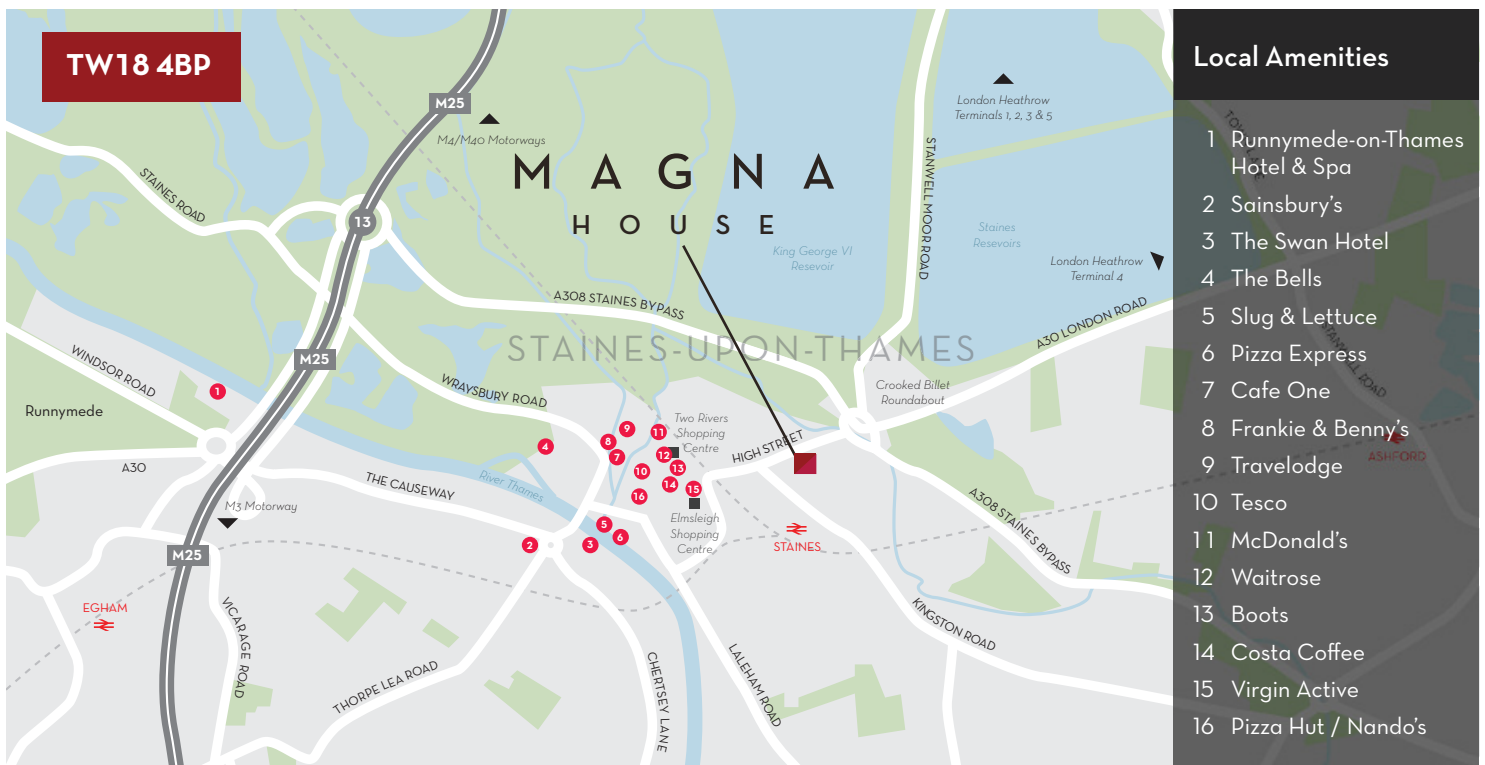




Staines-upon-Thames provides excellent retail opportunities with a mix of well known brands as well as superb restaurants and leisure facilities







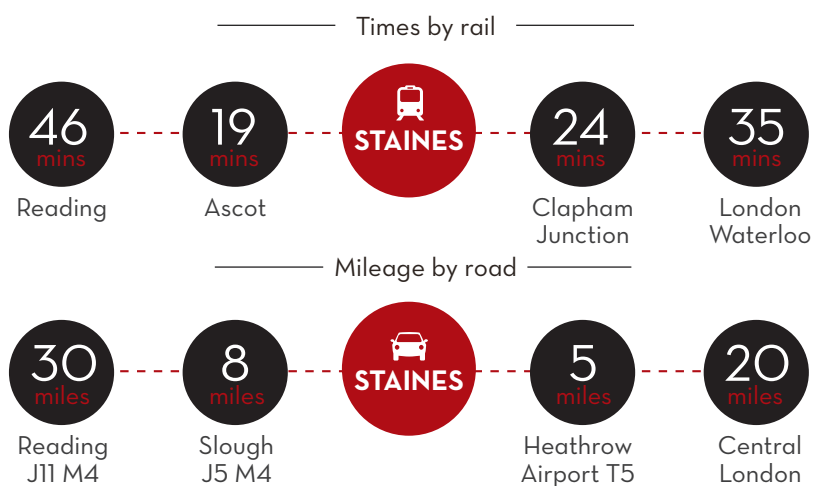
## Location & Connections

Magna House is prominently situated in this thriving Surrey town.

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 to be found in the Elmsleigh and Two Rivers Shopping Centres, including Marks & Spencer, BHS, Boots, Monsoon and a multi-screen Vue cinema.

Magna House is only 1.5 miles from the M25 (junction 13), and a short walk from Staines mainline station. As well as the obvious communications benefits, 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.

## Magna House is ideally located for access from all directions



Source:  
nationalrail.co.uk &  
google.co.uk/maps

This effervescent area has a growing list of globally renowned companies:

CENTRICA

BUPA

RICOH

SAMSUNG

GARTNER

INGRAM MICRO

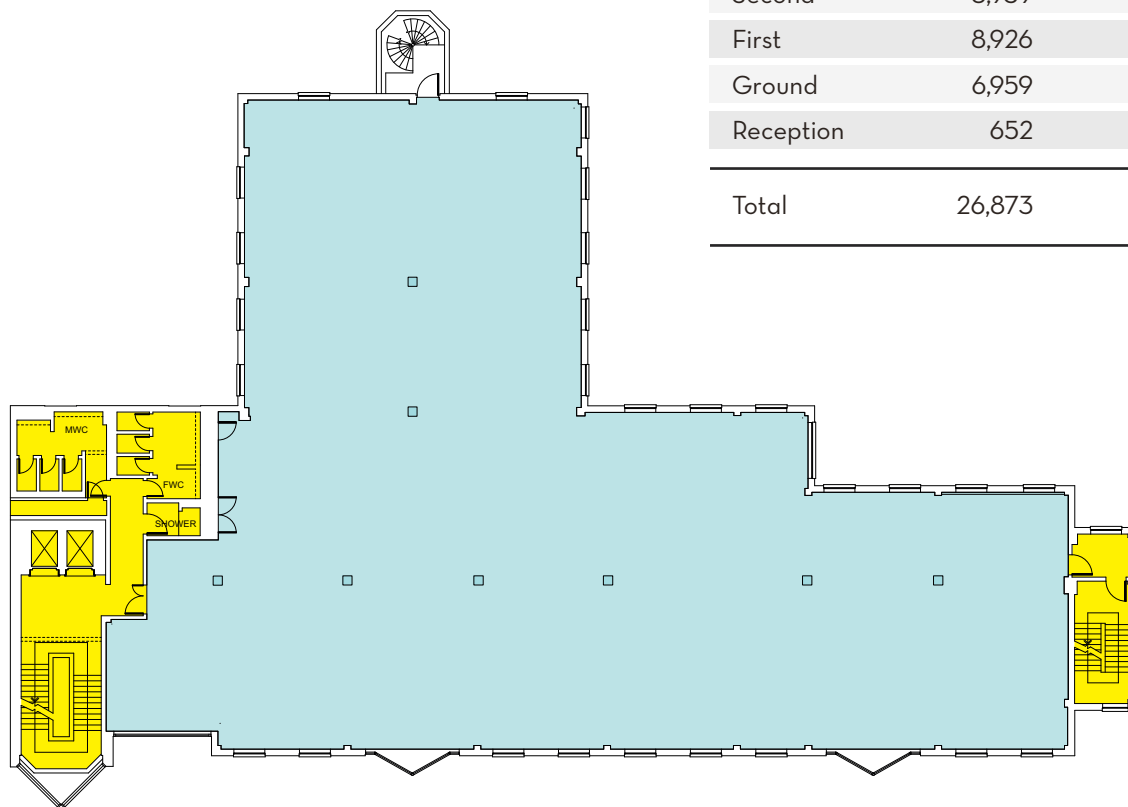
BAXTER PHARMACEUTICALS

UK ACCREDITATION SERVICES

AFFINITY WATER

## Accommodation

With space options available from 6,959 sq ft (646 sq m) for individual floors up to 26,873 sq ft (2,496 sq m) for the entire building, there's a space to suit your business.



### FIRST FLOOR

For illustrative purposes only. Not to scale.

## Floor Areas

Floor	sq ft	sq m
Third	1,377	128
Second	8,959	832
First	8,926	829
Ground	6,959	646
Reception	652	61
Total	26,873	2,496

## Terms

New FRI lease terms direct from the landlord.

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

## Viewing

For further information, please contact:

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