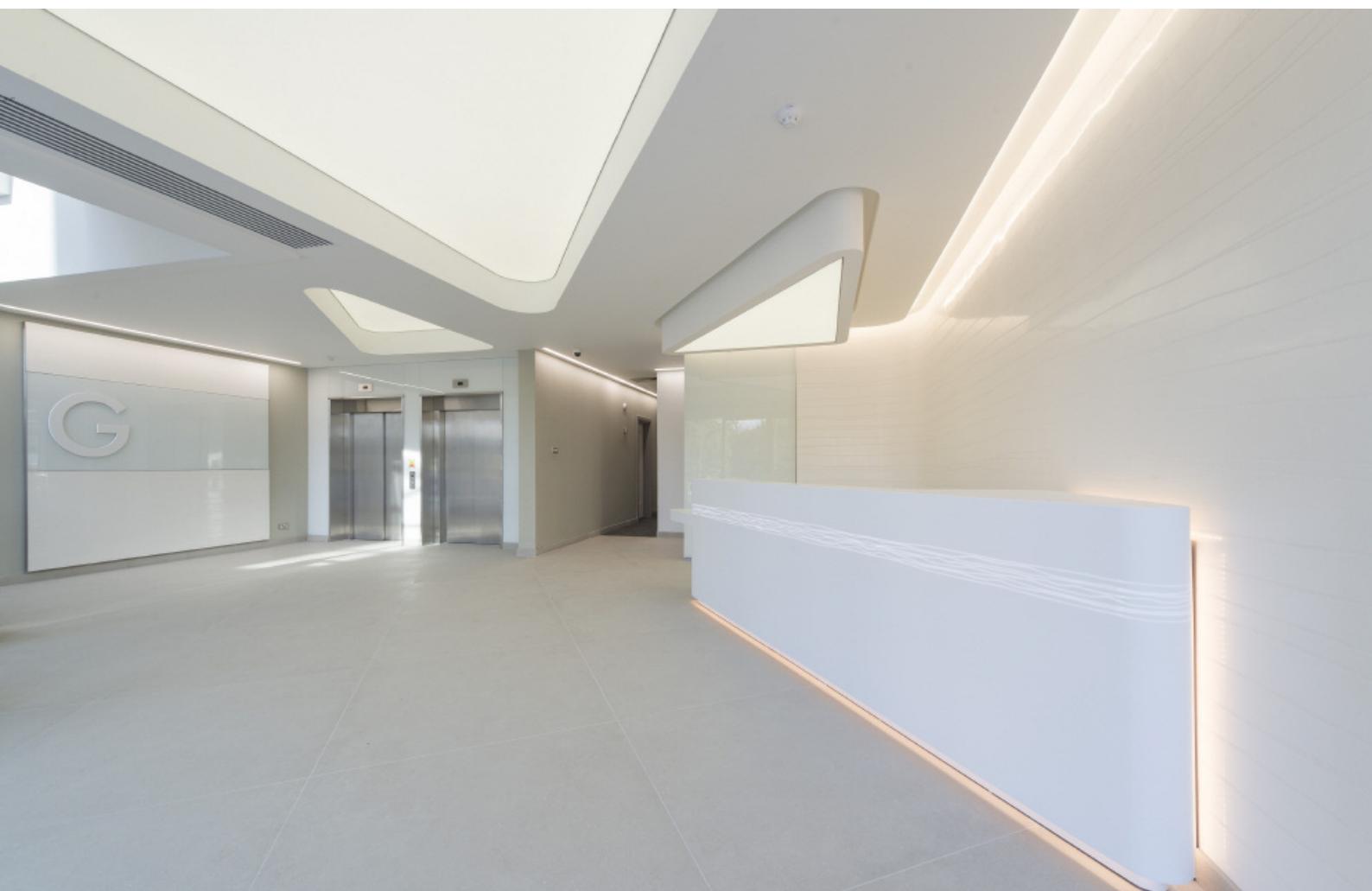




18-32 London Road, Staines-upon-Thames, TW18 4BP



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.





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).

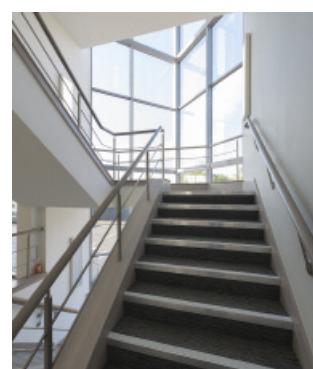
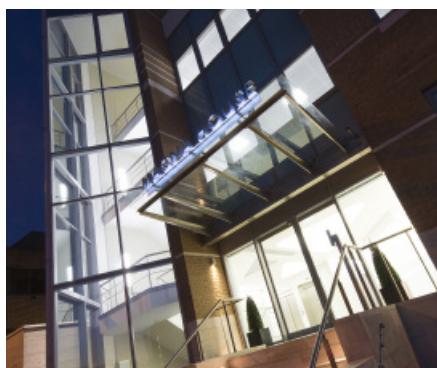


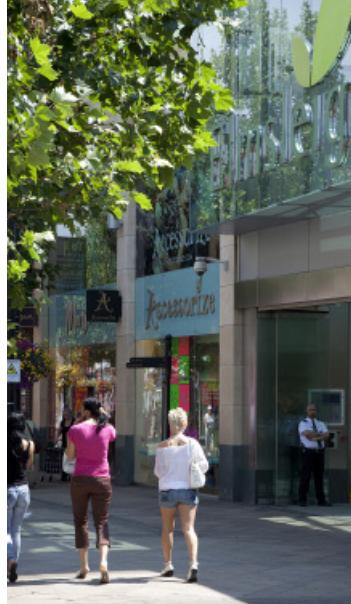




Specification & Amenities

- 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)

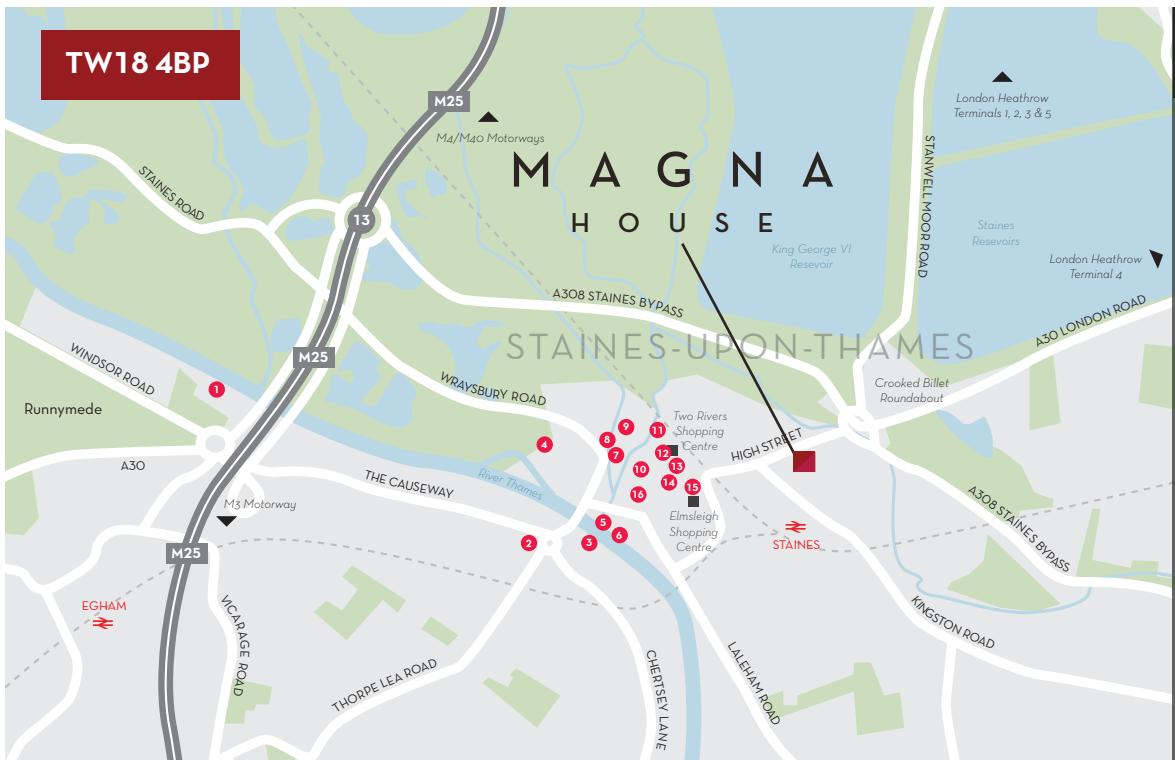




Staines-upon-Thames provides excellent retail opportunities with a mix of well known brands as well as superb restaurants and leisure facilities



TW18 4BP



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 Cafe One
- 8 Frankie & Benny's
- 9 Travelodge
- 10 Tesco
- 11 McDonald's
- 12 Waitrose
- 13 Boots
- 14 Costa Coffee
- 15 Virgin Active
- 16 Pizza Hut / Nando's

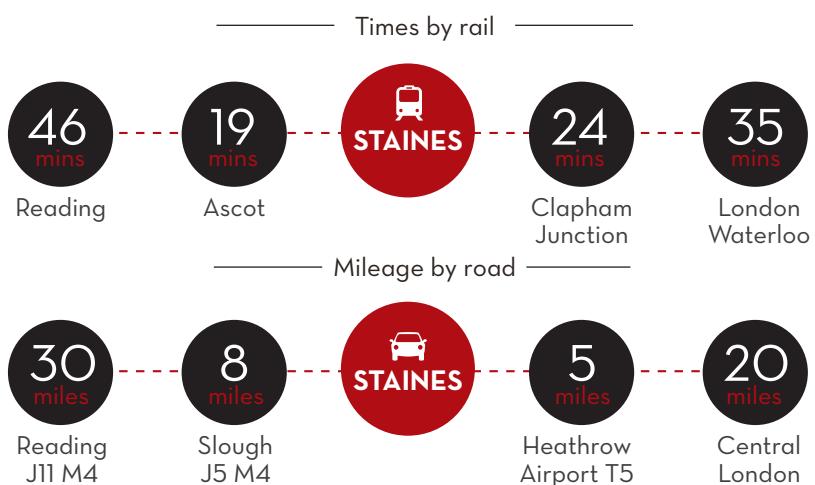
Location & Connections

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



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

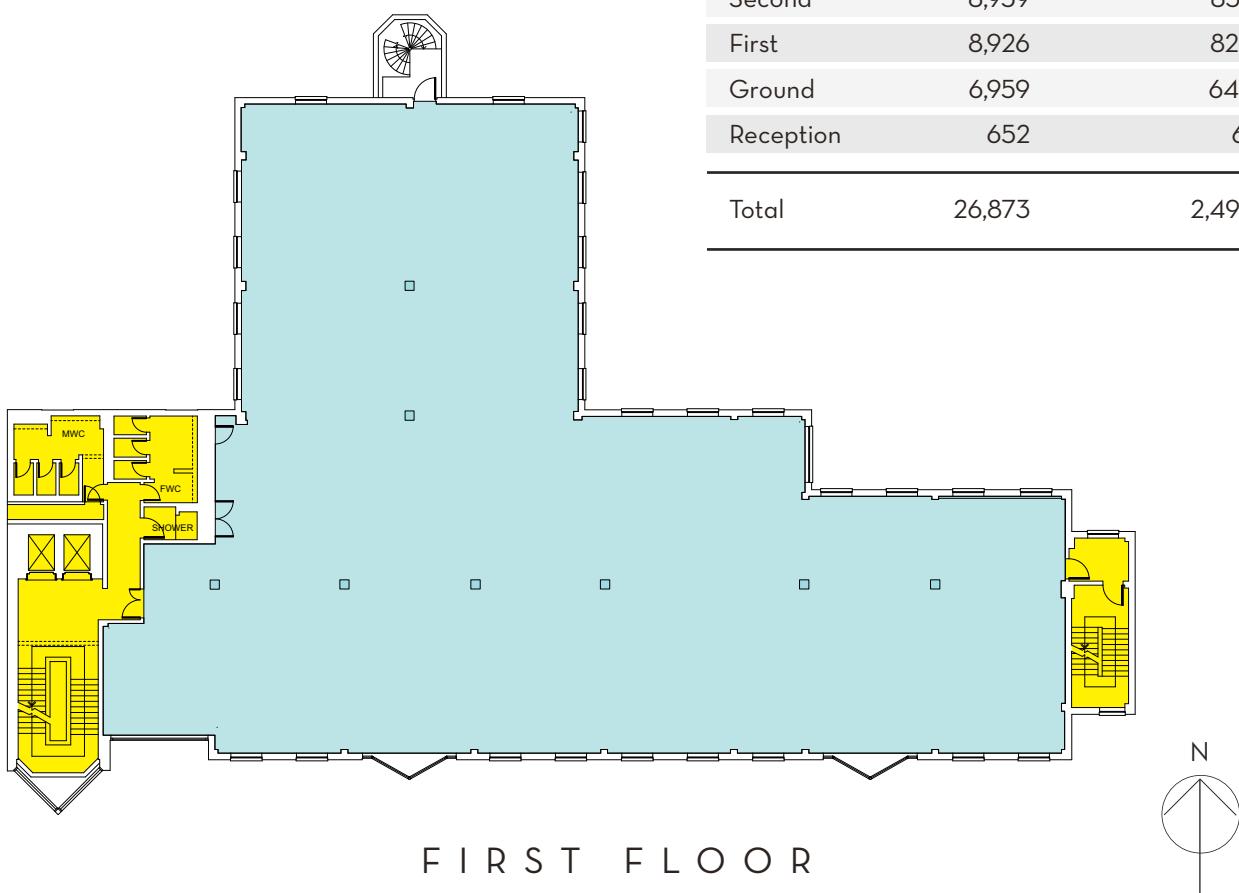
CENTRICA
BUPA
RICOH

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 ft) for the entire building, there's a space to suit your business.



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

Viewing

For further information, please contact:

Kate Clark

kate.clark@eu.jll.com

Ed Johnston Stewart

ed.johnstonstewart@eu.jll.com



Misrepresentation Act:

- (i) These particulars are set out as general outline only, for the guidance of intended purchasers or lessees, and do not constitute part of any offer or contact:
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them:
- (iii) No person in the employment of Jones Lang LaSalle has any authority to make or give any representation or warranty whatever in relation to this property:
- (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition.

