

To Let

Two Pinetrees, Thorpe Road, Staines-Upon-Thames, Middlesex, TW18 3HR

10,483 sq ft

- Recently refurbished
- High-quality fit out
- Exceptional local amenities
- Headquarters building



Location

Two Pinetrees is located in an established and sought after business park which benefits from being located just south west of Central Staines.

The property is located under a mile from Staines Train Station with offers frequent services to Windsor & Eton Riverside in 14 minutes, Weybridge in 23 minutes, London Waterloo in 35 minutes and Reading in 47 minutes.

Two Pinetrees is easily reachable by car being located just off of the A308 with the M25 to the north. By car Heathrow can be reached in 15 minutes with Central London only 35 minutes away.

The Building

A modern, fitted space on the 1st floor of Pinetrees Two. This self-contained 10,483 sq. ft. floor has been refurbished to a high specification that matches its attractive, sleek glass exterior.

There is the option for 27 car parking spaces available with the office accommodation.

Accommodation

Floor / Unit	Size	Availability
1st	10,483 sq ft	Available

EPC

This property has been graded as 74 C.

Rent

£30.50 per sq ft



Contacts

Kate Clark

+44 (0)208 283 2535

Kate.Clark@eu.jll.com

Charlie Bethell

+44 (0)207 399 5828

charlie.bethell@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

