



servicenow

strata
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Managed by CBRE 0203 0967160

strata

Staines-upon-Thames TW18 4TW

prominent, elegant & sustainable offices to let
10,402 sq ft – part second floor

Strata is a unique, town centre office building, combining stunning modern design with high quality specification

Strata comprises a high-quality Grade A office building with a striking triple height reception area.

The building provides excellent green credentials with BREEAM rating of 'Excellent'.

The available accommodation is on the second floor and benefits from an EPC B.



Site features

- 90,000 sq ft office building
- On site parking (ratio tbc)
- Electric car charging points
- Cycle parking spaces
- Extensive and mature private gardens
- Shower facilities and lockers
- Manned reception



Strata's specification and environmental credentials make it a great choice for your business



**BREEAM RATING:
EXCELLENT**



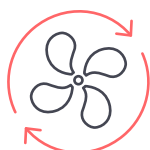
**EPC
RATING B**



**AIR SOURCE
HEAT PUMPS**



**ELECTRIC VEHICLE
CHARGING POINTS**



**VRF AIR
CONDITIONING
SYSTEM**



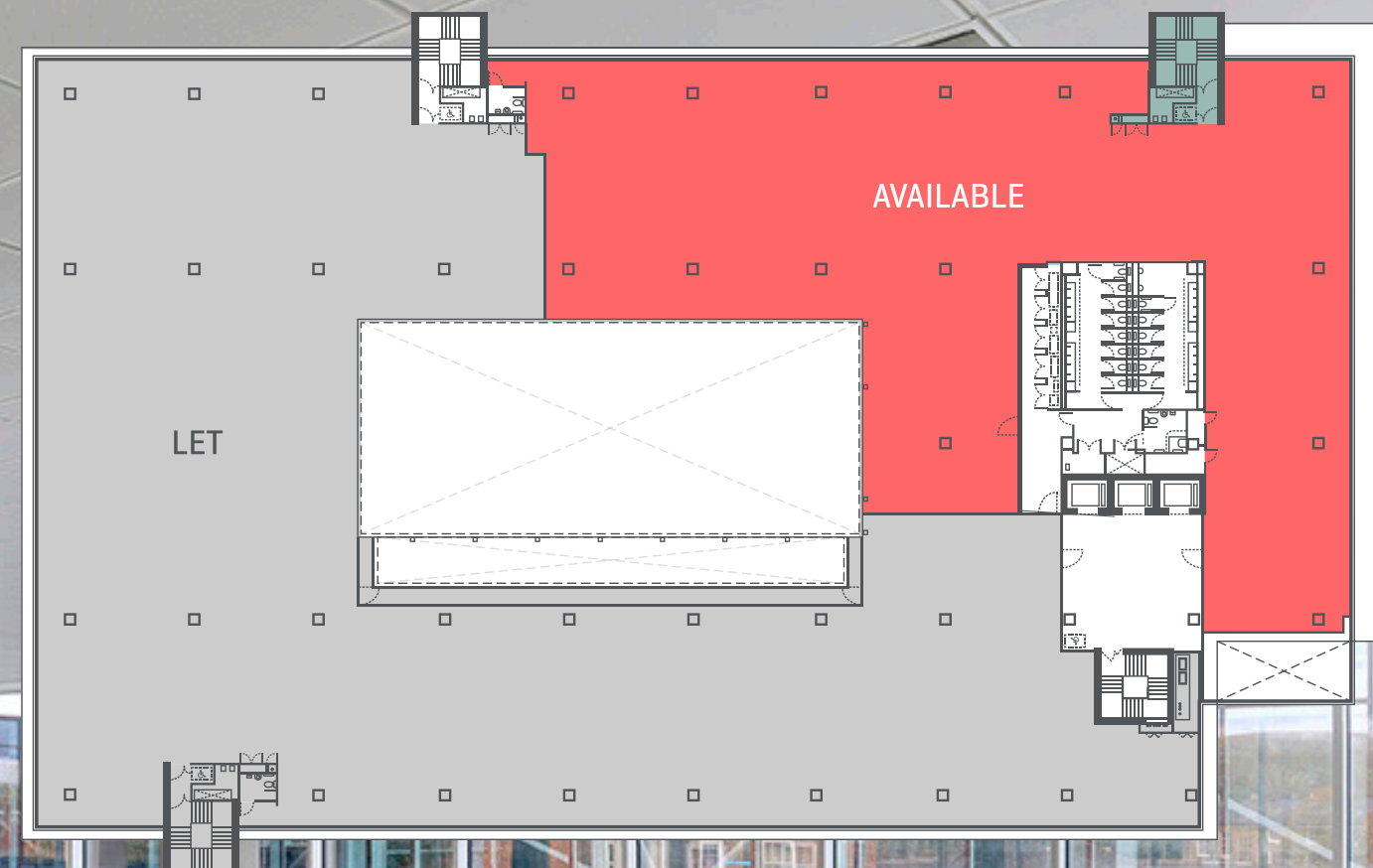
**APPROX. 200 SQ M OF
PHOTOVOLTAIC CELLS**



**BASEMENT
SHOWERS, LOCKERS
AND DRYING ROOM**



The available accommodation
is on the second floor



strato

Staines is a bustling Surrey town with excellent retail and leisure facilities

Staines has an excellent range of retailers. All the main high street brands can be found in the Elmsleigh and Two Rivers Shopping and Leisure, where key retailers include Marks & Spencer, Boots, Monsoon and a multi-screen Vue cinema.

Strata is in close proximity to all the amenities the town centre has to offer.

- 01

Sainsbury's
- 02

The Swan Hotel
- 03

The Bells Pub
- 04

Slug & Lettuce
- 05

Cornelian Brasserie
- 06

Travelodge
- 07

Two Rivers
Retail
M+S
Boots
Eateries
Prezzo
2 Guys
TGI Fridays
Nando's
Costa
Wagamama
- 08

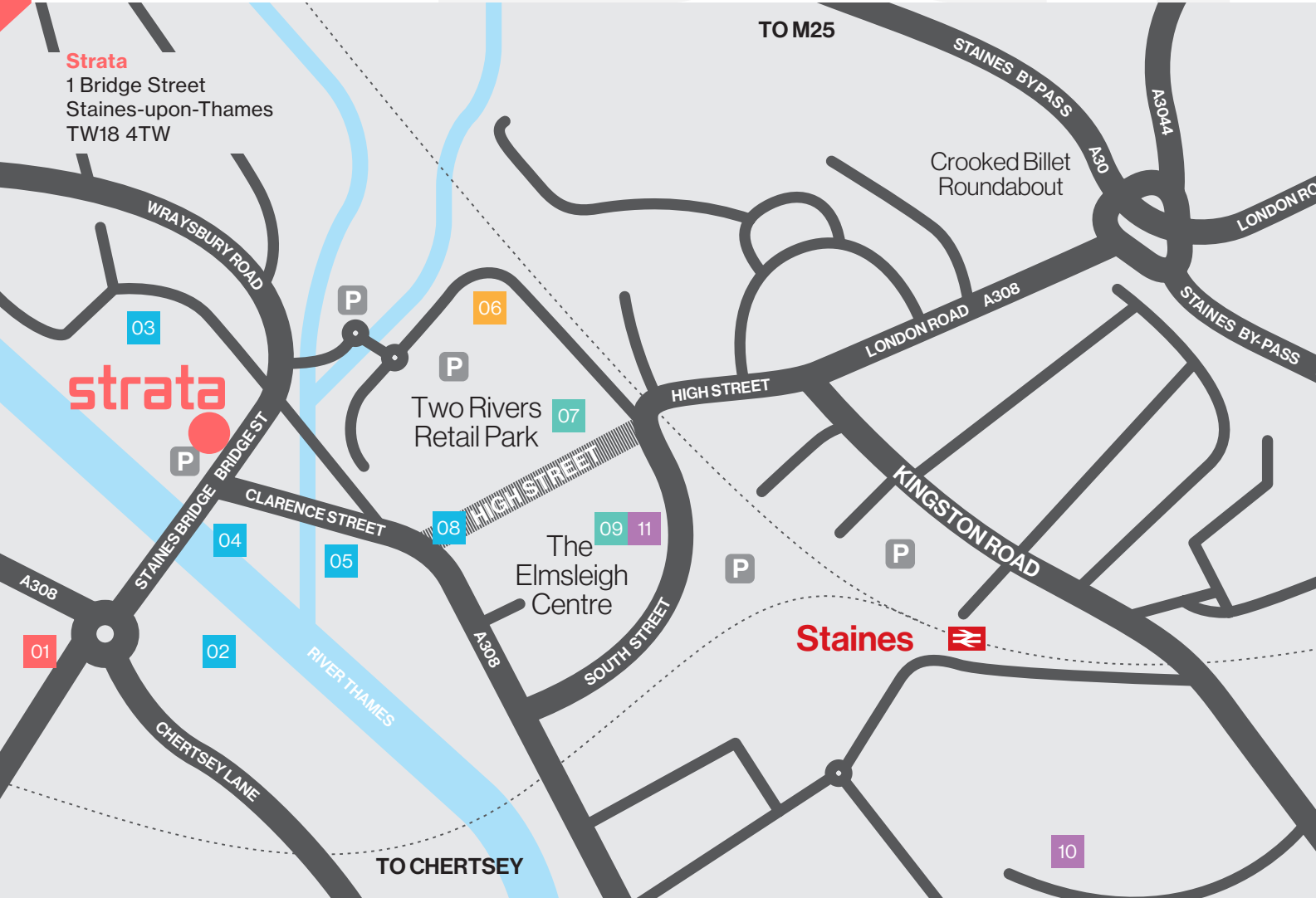
High Street eateries
Caffè Nero
Starbucks
Greggs
As
Subway
Turtle Bay
Sushi Nara
Nostrano
Zizzi
- 09

The Elmsleigh Centre
Tesco Express
H&M
Matalan
Waterstones
- 10

Eclipse Leisure
- 11

Pure Gym

Retail Shopping centre Restaurants and bars Hotel / Accommodation Fitness and leisure



Staines is one of the Western Corridor's premier office locations

At Strata you couldn't be better connected. The building is conveniently located for access by staff and clients from all directions. Central London is just 17 miles away, with excellent rail services to get you there swiftly and Heathrow Airport is close at hand, opening up the rest of the world.

The building is situated in a prominent position on the west side of Bridge Street (B376) to the west of Staines town centre. The Causeway (A308) is located to the south west of the property. It's only 1.5 miles from the M25 (junction 13), and a short walk or cycle from Staines Station.



By road

Sitting on Junction 13 of the M25 Staines-upon-Thames offers you excellent access to the M25, M4 and M3 motorways, Heathrow and Gatwick Airports, Central London and the West.

You can access the M25 (J13), M3 (J2) and the M4 (J4b) within a few miles. The A308 provides direct access to Staines-upon-Thames town centre.

Driving distances

| Destination | Miles |
|------------------|-----------|
| Central London | 17 miles |
| Heathrow Airport | 4.2 miles |
| Gatwick Airport | 30 miles |
| A3/M25 (J10) | 3.5 miles |
| M25 (J11) | 4.5 miles |
| M3/M25 (J12) | 5.5 miles |

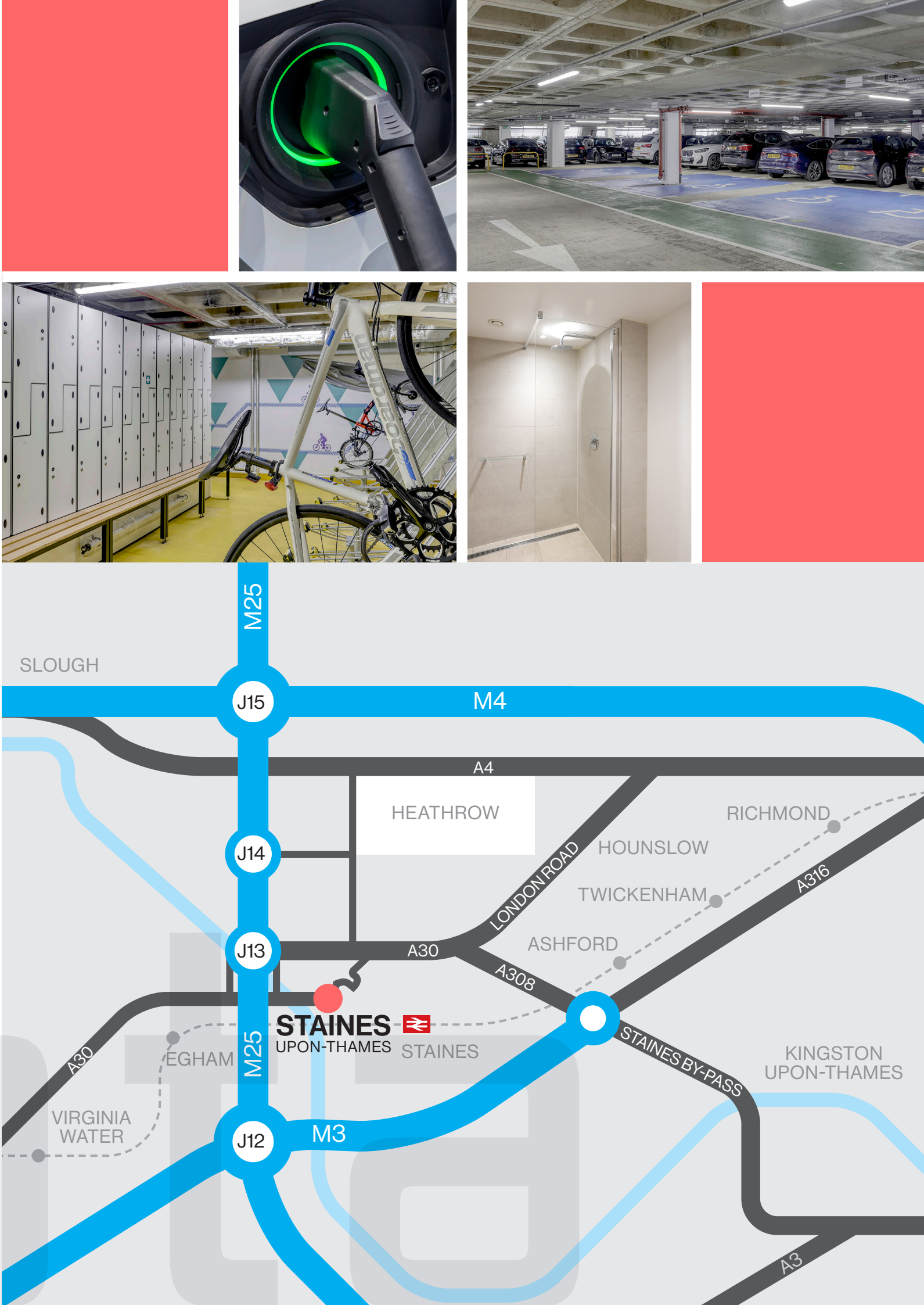
By rail

Staines station is a short walk away, with regular trains providing direct access to London Waterloo in 35 minutes.

Reading station is 45 minutes away and Gatwick Airport can be reached in just over an hour.

Rail travel to/from Staines Station

| Destination | Time |
|-----------------------|---------|
| Egham | 5 mins |
| Windsor & Eton | 26 mins |
| London Waterloo | 35 mins |
| Reading | 45 mins |
| St Pancras | 62 mins |
| Gatwick (via Clapham) | 64 mins |



“Relocating to Strata has been a revelation for our staff. The town centre location means we have all the shops and new restaurants on our doorstep, improving the life/work balance for us all”

Senior Manager Global Real Estate & Facilities,
ServiceNow

strata



For further information and to arrange a viewing, please contact the joint agents



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