



Christopher Thomas are one of the most active marketing agents in the Windsor Staines and Egham markets in particular, with instructions ranging across the Home Counties and Thames Valley. A full schedule of all transactions is held at their offices in Staines and Windsor. Examples of a few very recent new instructions and transactions are highlighted below.

40 London Road Staines – ING Real Estate look to Christopher Thomas as the new Joint Marketing Agent.

Christopher Thomas are pleased to announce their joint appointment with Jones Lang LaSalle in the marketing of 40 London Road Staines – a Grade A office building available with excellent on site parking and in the following configuration on a **floor by floor or entire building basis:**

Second Floor	3,650 sq.ft.
First Floor	3,650 sq.ft.
Ground Floor	754 sq.ft. plus 305 sq.ft reception

Total 8,359 sq.ft.

The quoting ret is £21.50 per sq.ft. which places 40 London Road well ahead of the rest of the Staines and Egham office sectors as far as value for rent is concerned.



Assurance House Vicarage Road Egham - 20,500 sq.ft. let to Cameron Ltd.

Christopher Thomas are delighted to have acted as the sole marketing agent for BMC Software Ltd in the letting of half of Assurance House to Cameron Ltd. at a headline rent of £28.50 per sq.ft. – reported by the Estates Gazette as the highest headline rent achieved in Surrey in 2009.

Christopher Thomas are now assisting BMC Software in the property management process of the premises.

Omniture Ltd. take 5,800 sq.ft. at Tamesis The Glanty Egham

Christopher Thomas have recently acted as sole agent in the marketing of the second floor southern wing of Tamesis and arranged the assignment of Tandberg's sub lease to Omniture Ltd. at a headline rent of £24.00 per sq.ft.

The lease includes 24 parking spaces and the accommodation provides high quality raised floor air-conditioned space behind a full height atrium reception.





Chariott House Victoria Street Windsor goes to Assurant

Christopher Thomas are encouraged by the take up of office space locally. They recently acted as a marketing agent for Comland plc in the letting of the newly refurbished Chariott House to Assurant Solutions. The company have taken the entire 11,700 sq.ft. in Windsor town centre at a headline rent of £27.50 per sq.ft.



Top floor of Church House Staines now let to KDS Ltd.
6,000 sq.ft. available in floors of 1,000 sq.ft. to 2,800 sq.ft.
at £22.50 per sq.ft.

Christopher Thomas are pleased to be acting as joint agents with Doherty Baines in the marketing of Church House – an air conditioned town centre office with raised floors and secure on site parking.

The third floor has recently been let to KDS Ltd. and vacant possession is being obtained of the ground floor in order to offer three contiguous floors totalling just over 6,500 sq.ft. available as a whole or on an individual floor arrangement as follows:

- Second Floor 2,781 sq.ft.
 - First Floor 2,781 sq.ft.
 - Ground Floor 1,000 sq.ft. plus 500 sq.ft reception.
- The quoting rent is £22.50 per sq.ft.

Old Bridge House Church Street Staines – going, going...

Christopher Thomas, acting as the sole marketing agent, have now let almost all of the office space at Old Bridge House – out of 7,500 sq.ft. just 1,200 sq.ft. is available on the second floor. This provides a rare opportunity in the current market to acquire a small well specified office suite in the town centre with secure on site parking on flexible lease terms. The headline quoting rent is £23.00 per sq.ft.



The above are only a few examples, do contact us for more market information with regard to both the office and industrial sectors.