





# WELCOME TO MALLARD COURT

On the riverbank in Staines-upon-Thames, Mallard Court offers innovative refurbished office suites from 1,989 sq ft up to 11,503 sq ft.

Being situated on the picturesque Market Square in the heart of the town affords the building excellent access to transport facilities along with a wide range of retailers and food and beverage outlets.





# LIFE ON THE RIVER

Mallard Court's location has much to offer for those who want to explore the riverbank, whether cycling, running or relaxing at one of the riverside restaurants, hotels and bars.



Traffic-free National  
Cycle Network Route 4  
passes by the building



2-minute walk to Memorial  
Gardens, 8-minute riverside  
walk to Lammas Park



3 km riverside run to the  
historically significant  
Runnymede Pleasure Grounds



0.5 miles from  
Staines Boat Club

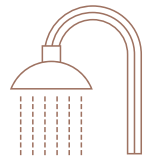


# SPACE FOR YOUR BUSINESS TO THRIVE

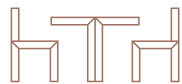
Fully refurbished offices floors featuring:

- raised access flooring
- air conditioning
- openable windows
- LED lighting
- EPC C rated

The first floor space at Mallard Court



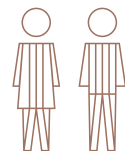
Cycle and shower/  
changing facilities



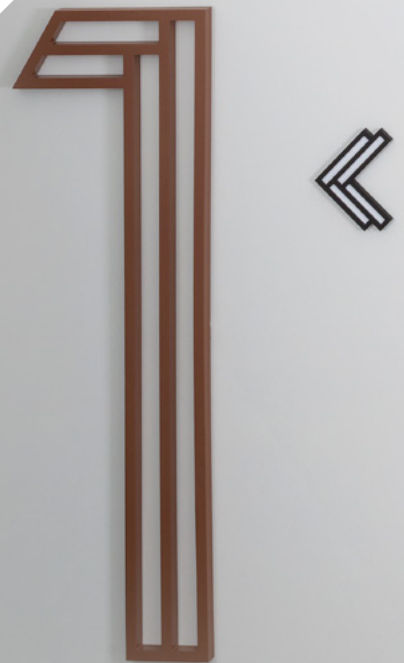
Co-working reception  
space with Wi-Fi



Superfast fibre-optic  
link available



Refurbished toilets  
on each floor





# RAISING THE STANDARD

Every aspect of Mallard Court  
is designed with attention to detail  
in mind, creating a fresh and  
contemporary working environment.



  
MALLARD COURT





# WORK & LIFE MADE EASY

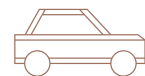
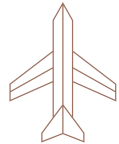
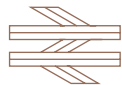
From controlling building access and air-conditioning from your phone to finding the best local hotels and restaurants, our integrated app provides an easy-to-use set of tools for managing day-to-day life at Mallard Court.

## MANAGEMENT



Log a building issue 24/7 - contact building management in the app

## TRANSPORT



Live departures and arrivals information for Staines station and Heathrow Terminal 5

Live traffic information

## LIFESTYLE



Local amenities guide



Event information

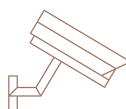


Offers

## INTEGRATED BUILDING CONTROLS



Access control



CCTV



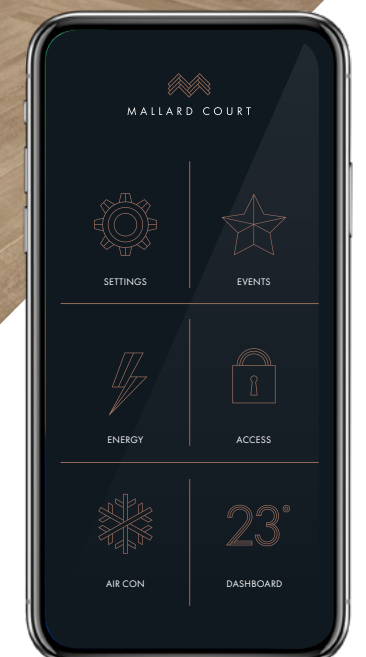
Visitor management



Air conditioning control

## DOWNLOAD THE MALLARD COURT APP

Your Lifestyle. Your Building. Your App.





# FLOOR PLANS & ELEVATIONS

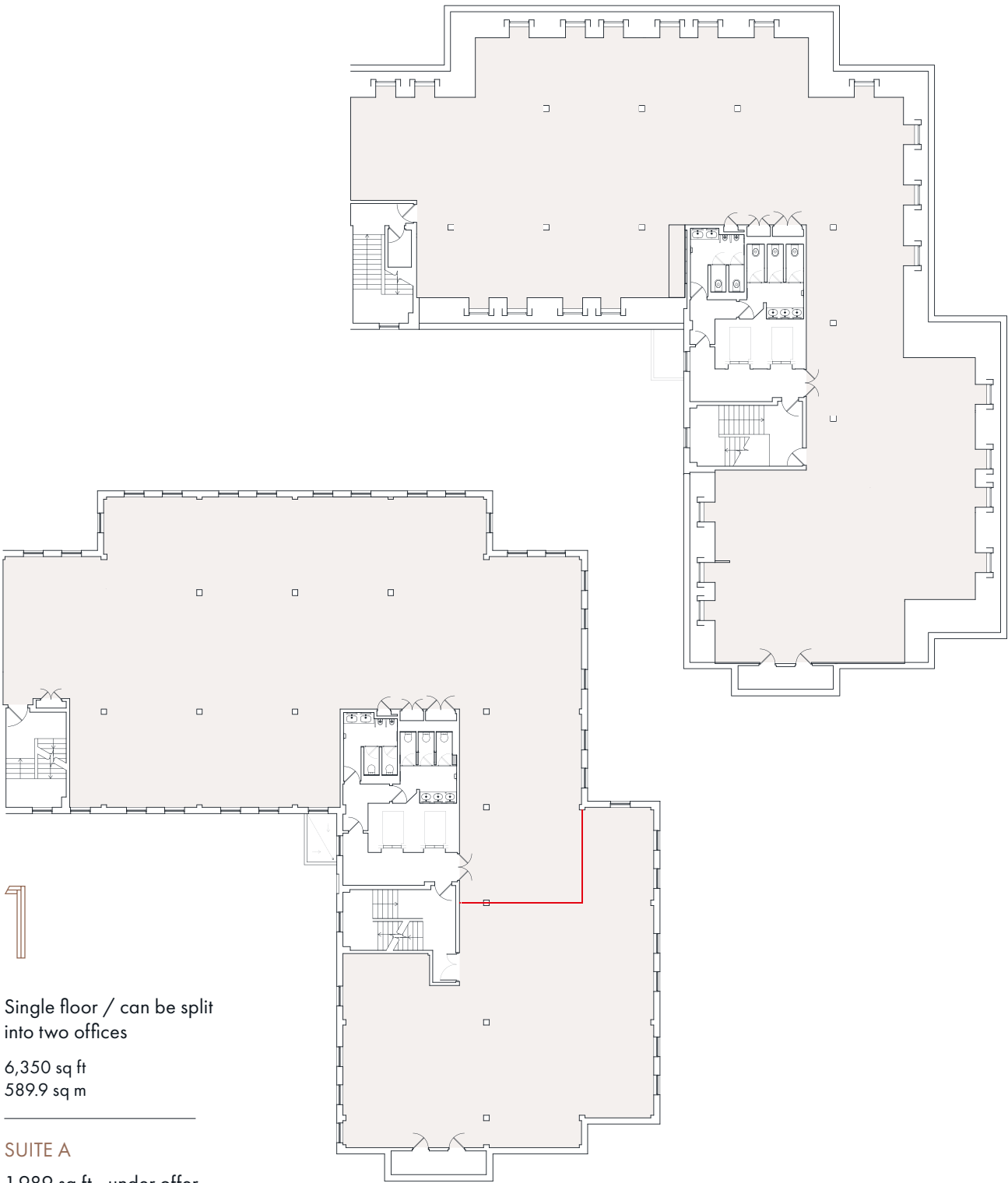
A range of space options provides flexibility for your business to grow.



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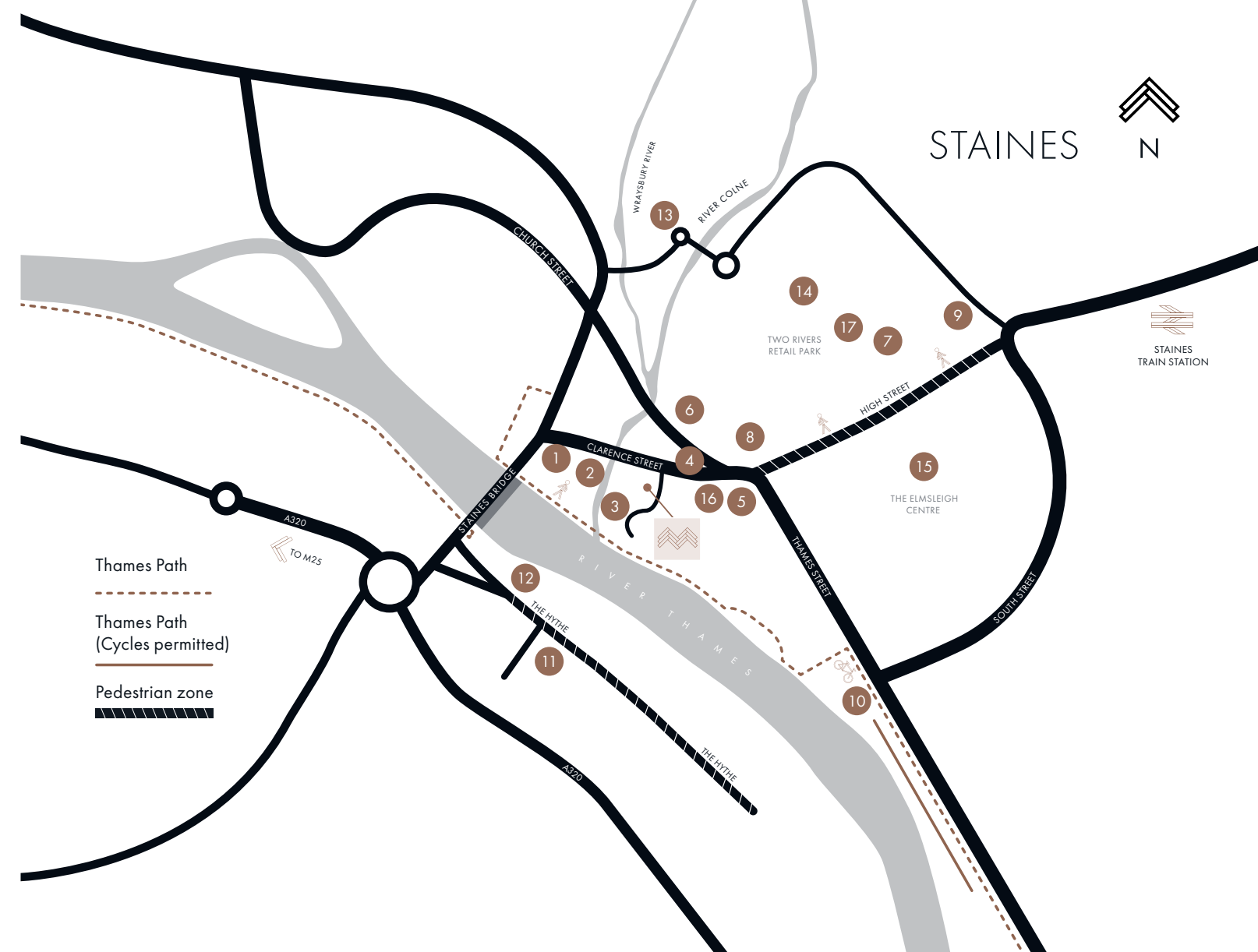
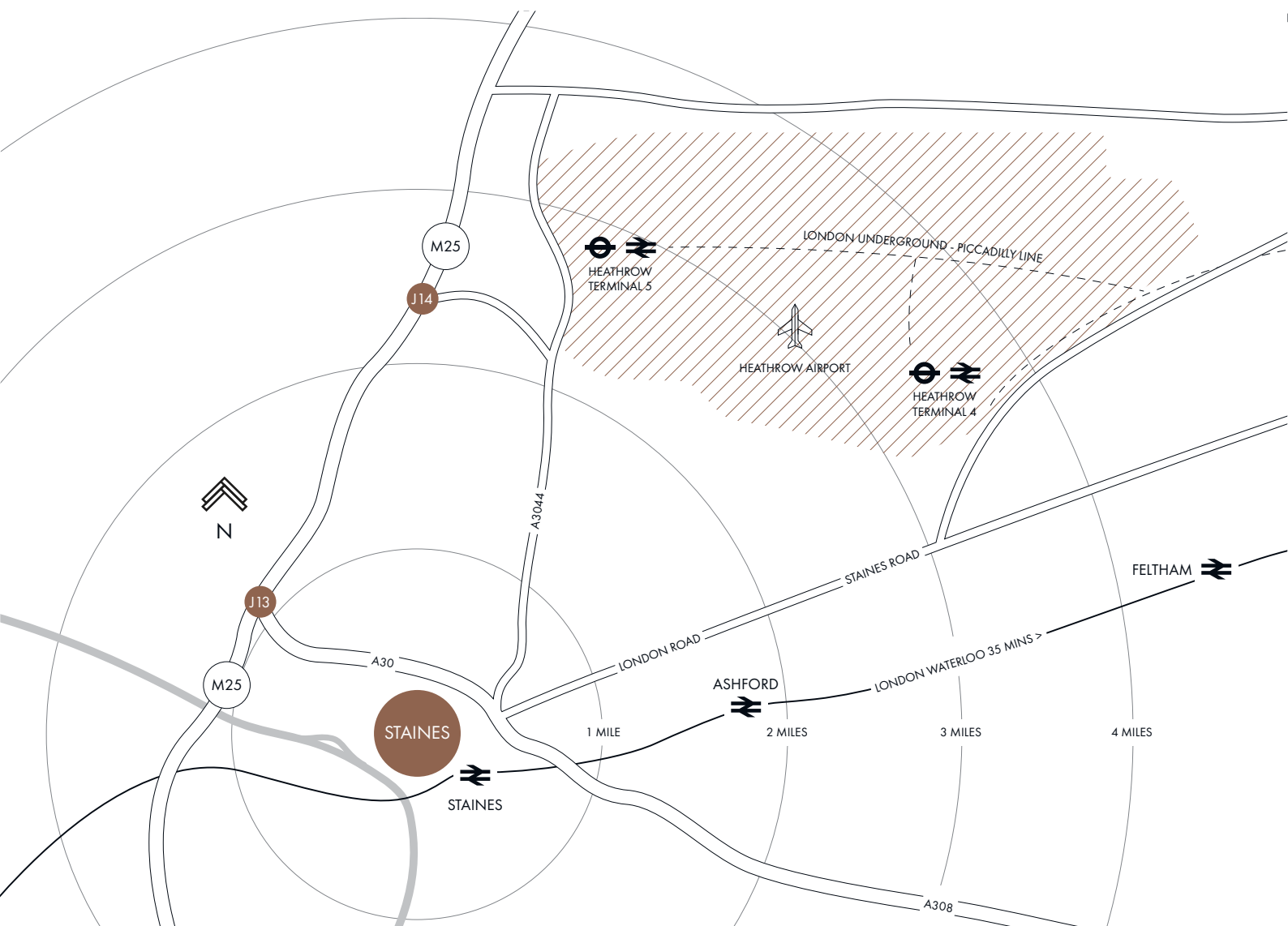
Single floor office

5,153 sq ft  
478.7 sq m



# EXPLORE & DISCOVER

Mallard Court is a two-minute walk from Stains-Upon-Thames High Street and all the amenities of the Two Rivers Retail Park and Elmsleigh Shopping Centre. The town has excellent rail and road connections to Heathrow Airport, Central London and the M25.



Thames Path

Thames Path  
(Cycles permitted)

Pedestrian zone

## EATING OUT

1. ROSHNI'S INDIAN RESTAURANT  
Unit 1, Thames Edge Court, Clarence Street, W18 4BU
2. PIZZA EXPRESS  
12 Clarence Street, TW18 4SP
3. SLUG & LETTUCE  
Units 3-4, Thames Edge, TW18 4SU
4. MOMO CAFE  
1 Clarence Street, TW18 4SU

5. SUSHI NARA  
21 High Street, TW18 4QY
6. TOPS PIZZA  
11-13 Church Street, TW18 4EN
7. LIMEYARD RESTAURANT  
Two Rivers Retail Park, Norris Road, TW18 4UP
8. TURTLE BAY  
Angel Hotel, High Street, TW18 4EE

## HOTELS

9. PREMIER INN  
106 High Street, TW18 4DP
10. MERCURE LONDON STAINES HOTEL  
Thames Street, TW18 4SJ
11. THE BOLEYN HOTEL  
29 The Hythe, TW18 3JD
12. THE SWAN HOTEL  
The Hythe, TW18 3JB
13. TRAVELODGE STAINES  
Hale Street, TW18 4UW

## SHOPPING

14. TWO RIVERS RETAIL PARK  
Mustard Mill Road, TW18 4WB
15. ELSLEIGH CENTRE  
South Street, TW18 4QB
- GYMS
16. FRESH IMAGE TRAINING  
13-15 High Street, TW18 4QY
17. PURE GYM  
South Street, TW18 4QB





Mallard Court, Market Square,  
Staines-upon-Thames, TW18 4RF

[mallardcourt.com](http://mallardcourt.com)

Owned and managed by



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