



1 CAUSEWAY PARK

# THIS CAUSEWAY PARK FOR BUSINESS

## A NEW AND UNIQUE GRADE A OFFICE - THE PERFECT COMBINATION OF LOCATION, DESIGN AND OPPORTUNITY

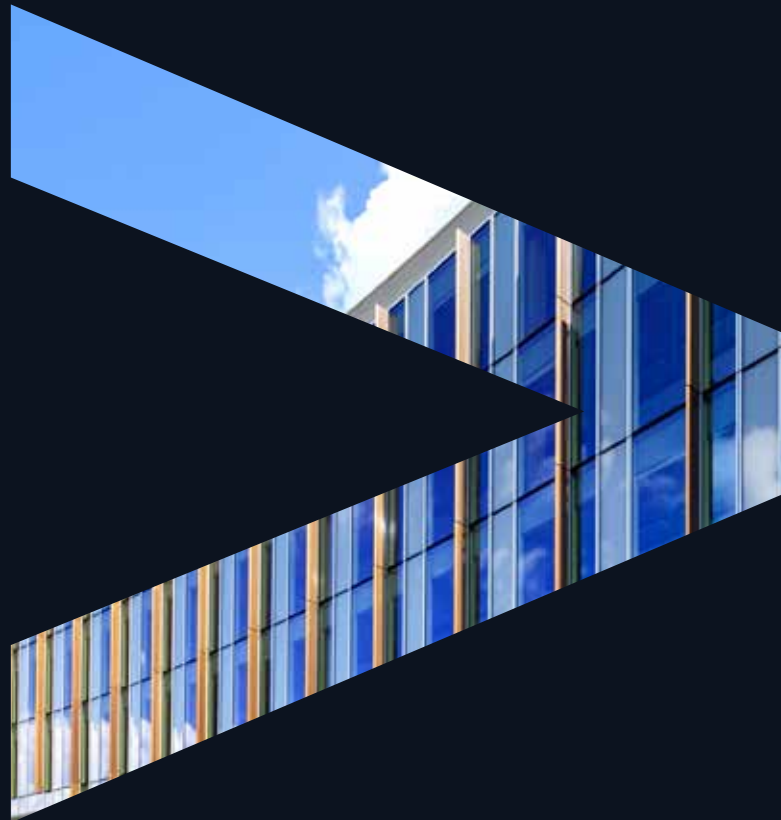
**1 Causeway Park** is a game changer for Staines-upon-Thames. This new striking office development is the only new scheme to come forward in the town for over 5 years and provides exciting and contemporary open plan office space over 5 floors.

Visibly positioned next to the M25 and prominently located on The Causeway itself, 1 Causeway Park is the gateway development to a thriving business community.

With the ground and 1st floors let, cafe/business lounge, ample car parking, large flexible floorplates and high quality end of journey facilities, this Grade A building has been designed for 21st century working.

75,600 sq remains available over the 2nd, 3rd and 4th floors providing space from 10,000 sq ft up to 25,220 sq ft on a single floor.

**10,000 - 75,000 SQ FT**











# A BEAUTIFULLY DESIGNED WELCOME

A spacious reception delivered to a high quality, providing an in-house cafe and business lounge encouraging informal meetings and connected working.











**EXPANSIVE FLEXIBLE  
FLOORPLATES FROM  
10,000 SQ FT - 25,220 SQ FT**

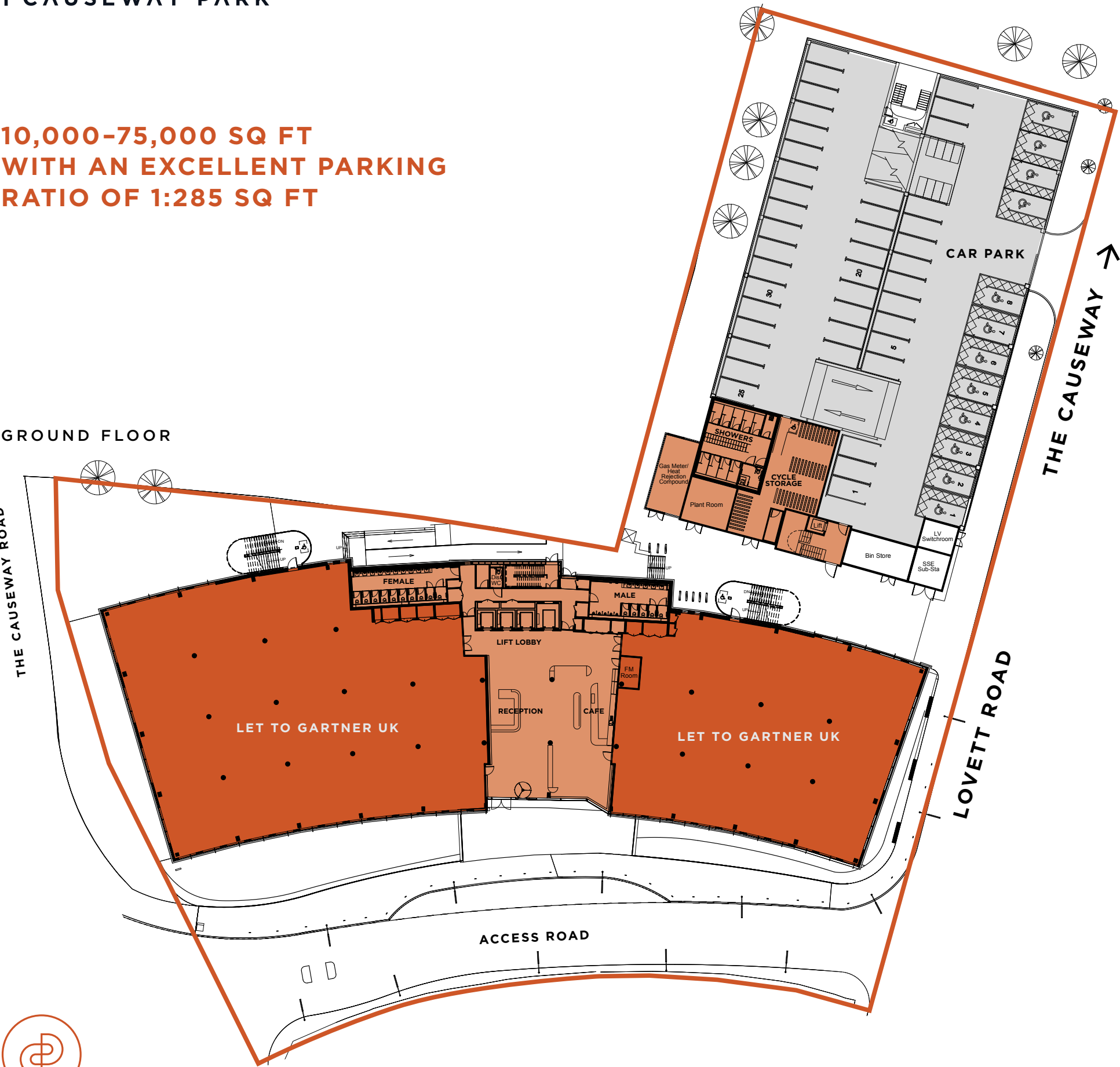






10,000-75,000 SQ FT  
WITH AN EXCELLENT PARKING  
RATIO OF 1:285 SQ FT

GROUND FLOOR



ACCOMMODATION SCHEDULE

FLOOR AREAS		SQ FT	SQ M
4th	AVAILABLE	25,220	2,343
3rd	AVAILABLE	25,220	2,343
2nd	AVAILABLE	25,220	2,343
1st	Let to Gartner UK		
Ground	Let to Gartner UK		
TOTAL AVAILABILITY		75,660	7,029

Approximate areas in accordance with the International Property Measurement Standards (IPMS 3).



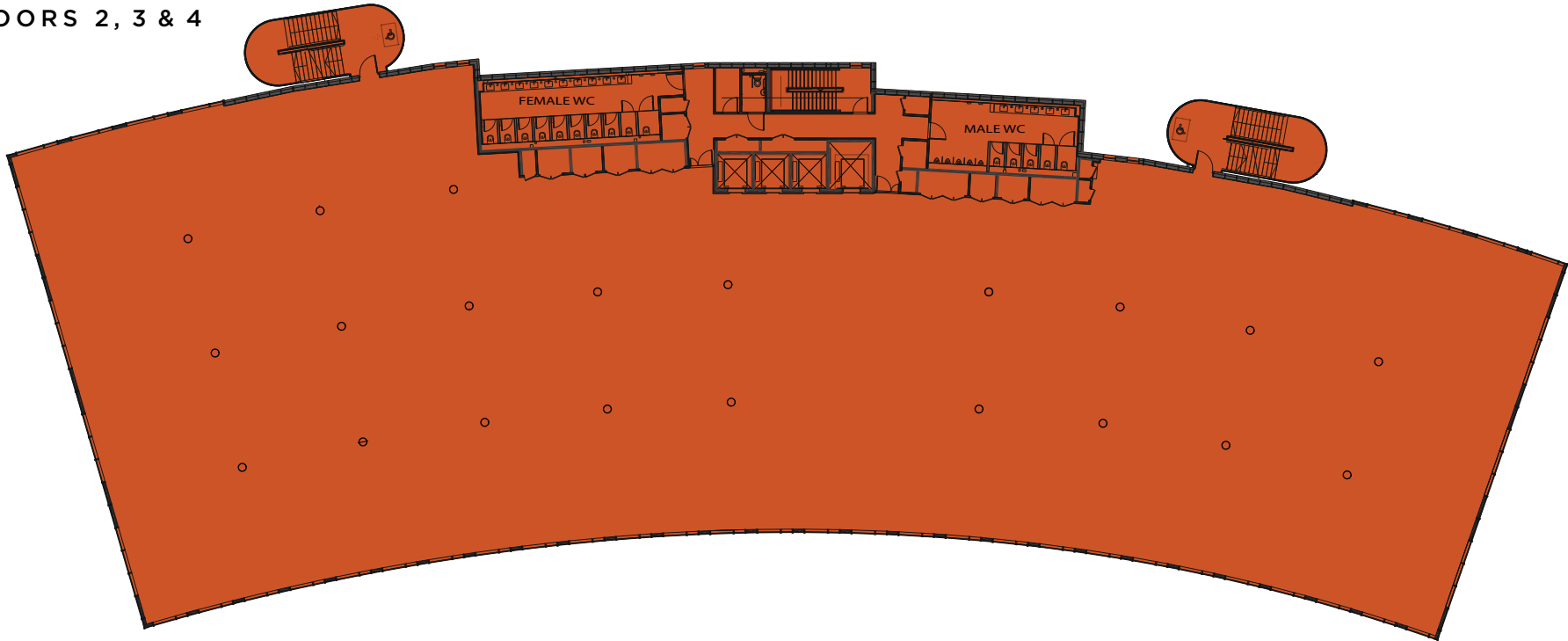


INDICATIVE LAYOUT SCHEDULE

Workstations 1400 X 800	136
Agile Working	155
<b>Total Head Count</b>	<b>291</b>
Reception & Waiting	1
Meeting Room (20-26 Person)	1
Meeting Room (14 Person)	2
Meeting Room (8 Person)	1
Meeting Room (4 Person)	2
Meeting Room (2 Person)	2
Quiet Room (1 Person)	2
Meeting Booths (4 Person)	10
Meeting Booths (2 Person)	7
Flexible Meeting (1-2 Person)	6
Collaboration Zones	5
Touchdown	5
Teapoint / Breakout	1
Copy Point	1
Comms Rooms	1

Occupational Desnity of 1:8 sq m

FLOORS 2, 3 & 4



INDICATIVE SPACE PLAN







1 CAUSEWAY PARK




THE HIGHEST-QUALITY CONTEMPORARY  
WORKSPACE THROUGHOUT




UV Filtration



Anti-bac ironmongery




Underfloor VAV ventilation system




432 parking spaces  
(1:285 sq ft)




Occupancy density  
1:8 sq m




Changing facilities  
and 76 lockers




Full access raised floors  
(400mm void)




4 x passenger lifts




108 cycle spaces




10 dedicated male  
and female showers



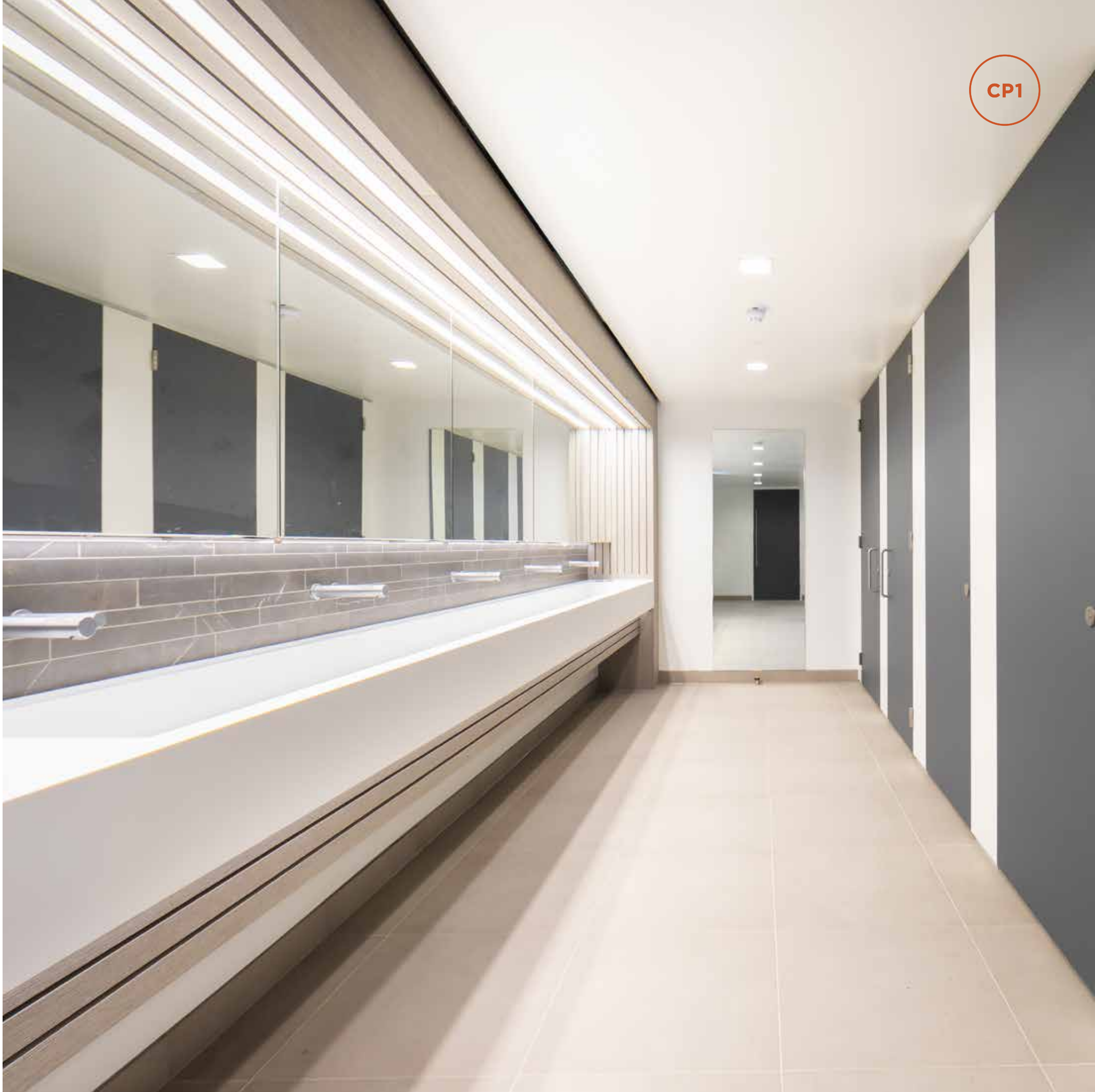
BREEAM  
"Excellent"



EPC B



Ground floor reception  
with business lounge  
and café facility









1 CAUSEWAY PARK

CAUSEWAY PARK  
MASTERPLAN WILL INCLUDE:

- A 120,000 sq ft Grade A office building 1 Causeway Park
- A 47,500 sq ft Grade A office building 2 Causeway Park
- 160-bed hotel with food and beverage
- Discount food retailer
- Small business units
- Two multi-storey car parks
- New roadway with direct access onto The Causeway from the M25

PART OF A  
VIBRANT &  
PRESTIGIOUS  
BUSINESS  
CAMPUS



CP1 is the new flagship office building within the 15-acre business park known as Causeway Park. The scheme is an integral element of an ambitious and aspirational plan to create a mixed-use, amenity-rich, urban business campus.





1 CAUSEWAY PARK



A KEY LOCATION FOR  
BUSINESS AND AMENITIES

Occupiers of Interest

- 1

Future Electronics
- 2

British Gas
- 3

Gartner
- 4

VMware
- 5

Salesforce.com
- 6

Mallinckrodt Pharmaceuticals
- 7

IFS
- 8

Serve Now
- 9

BUPA
- 10

Hitachi Capital
- 11

Samsung
- 12

Imtech
- 13

Tenable
- 14

Regus
- 15

Rioch
- 16

Audley
- 17

Sens-Tech
- 18

CHG
- 19

Juniper Networks
- 20

Kinetico

Entertainment & Leisure

- 1

CrossFit Staines
- 2

360 Ultimate Fitness
- 3

Achieve Sports & Fitness
- 4

Vue Cinema
- 5

The Thames Path (River run)
- 6

Spelthorne Kayak & Canoe Club
- 7

PureGym Staines
- 8

Lammas Recreation Ground

Food & Drink

- 1

Slug & Lettuce
- 2

The Bells
- 3

Prezzo
- 4

Eat Thai
- 5

Costa Coffee
- 6

Villa Rosa
- 7

Starbucks
- 8

Magic Wok Chinese
- 9

Bar 163

Hotels

- 1

The Swan Hotel
- 2

Mercure London
- 3

Runnymede on Thames Hotel
- 4

Travelodge Egham

Retail

- 1

Sainsbury's
- 2

M&S
- 3

High Street
- 4

Elmsleigh Centre
- 5

Tesco
- 6

Waitrose
- 7

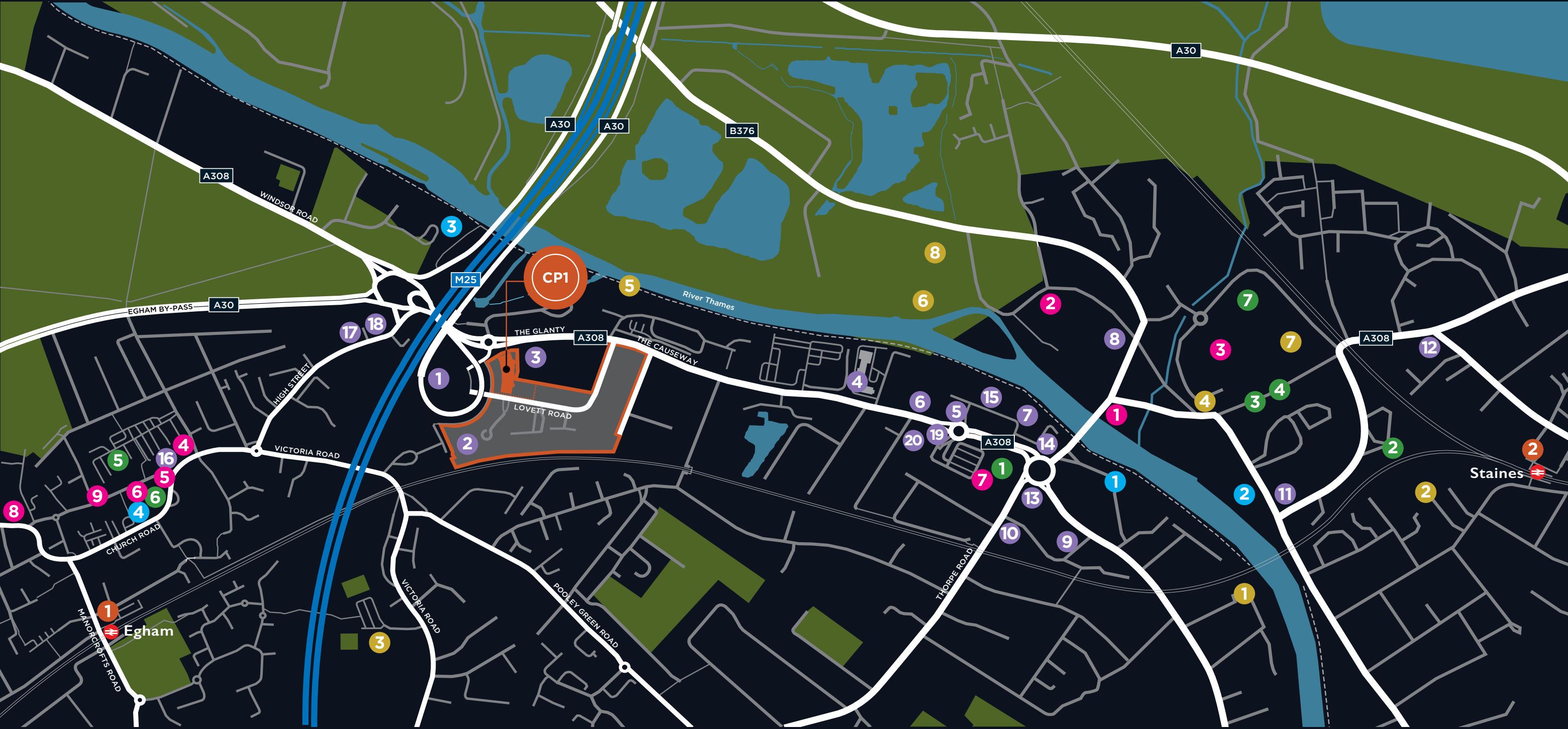
Two Rivers Centre

Transport

- 1

Egham Station
- 2

Staines Station







WORK-LIFE BALANCE

**CP1** benefits from a host of amenities on its doorstep. In the two major towns of Staines-upon-Thames and Egham there is an abundance of modern retail and leisure facilities along with many global brands and businesses. There are many green parklands and the River Thames within walking distance.

Both Staines-upon-Thames and Egham have town centres with a fantastic selection of bars, pubs and restaurants, a huge selection of shops, including a Waitrose and regular markets providing local produce where you can buy almost anything you can imagine.





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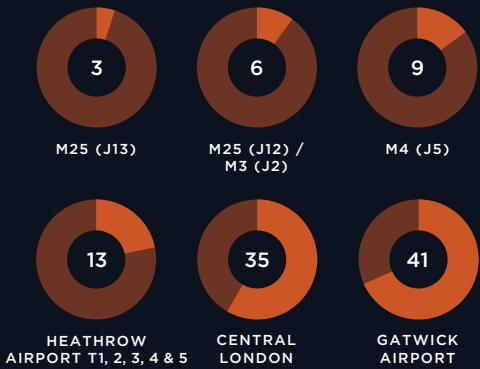
GLOBAL CONNECTIONS START HERE

Equidistant between Staines-upon-Thames and Egham, CP1 is strategically positioned adjacent to J13 of the M25, providing access to the M4, M3, A3 and the wider, national motorway network.

All five terminals at London Heathrow Airport are only a 13-minute drive, making this a key location for London, UK and international business connections.

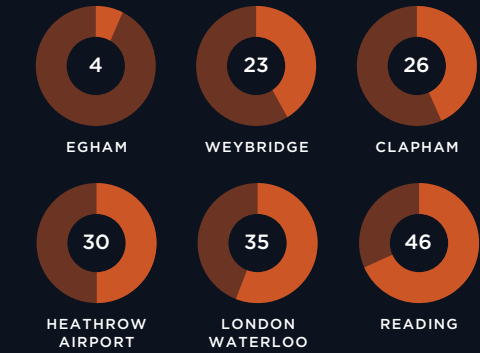
BY ROAD (TIME IN MINUTES)

Source: Google maps



BY RAIL (TIME IN MINUTES FROM STAINES STATION)

Source: National Railways



South West Trains







# CAUSEWAY PARK

TOGETHER WE CONNECT

[CAUSEWAYPARK.COM](https://causewaypark.com)

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A DEVELOPMENT BY



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