4 CAUSEWAY CENTRAL

CAUSEWAY PARK

LOVETT ROAD | STAINES-UPON-THAMES | TW18 3AZ

28,808 SQ FT
INDUSTRIAL WAREHOUSE
TO LET



INDUSTRIAL / WAREHOUSE UNIT TO LET UNDER REFURBISHMENT - Q1 2024

CAUSEWAY CENTRAL

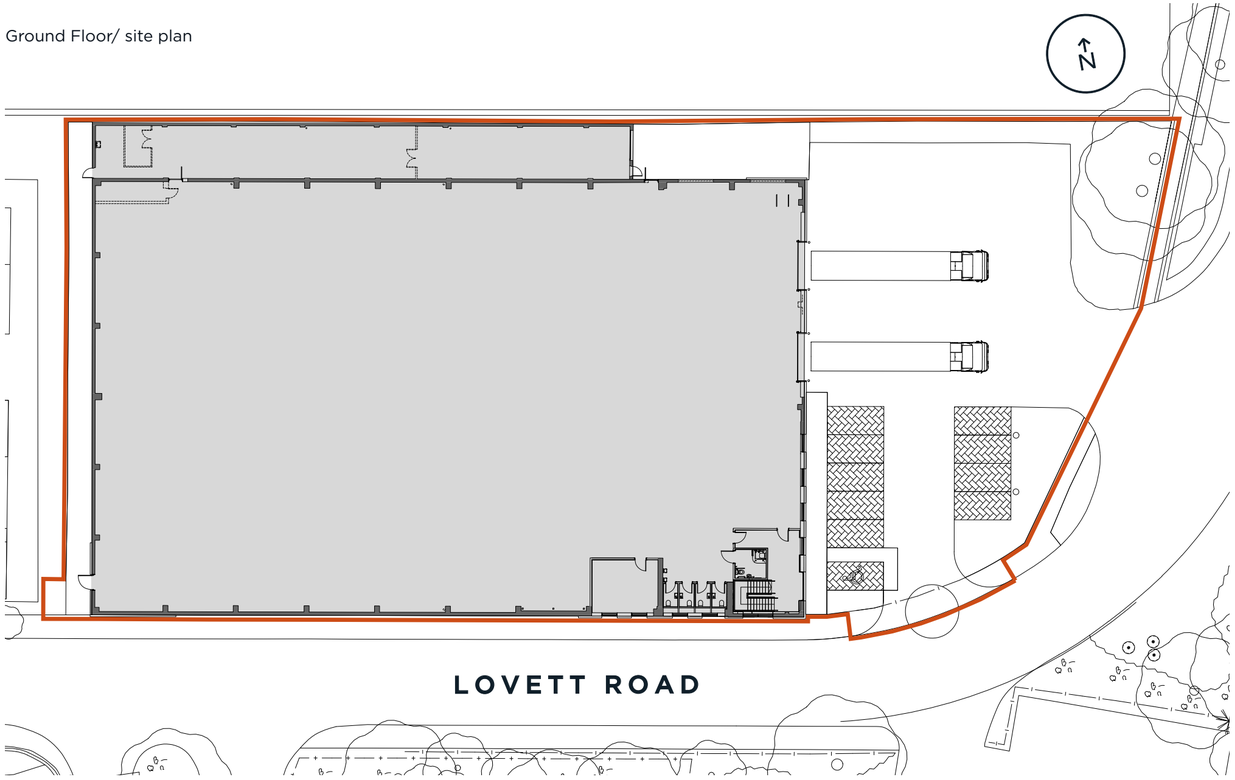
A LEADING SOUTH EAST MIXED-USE BUSINESS PARK

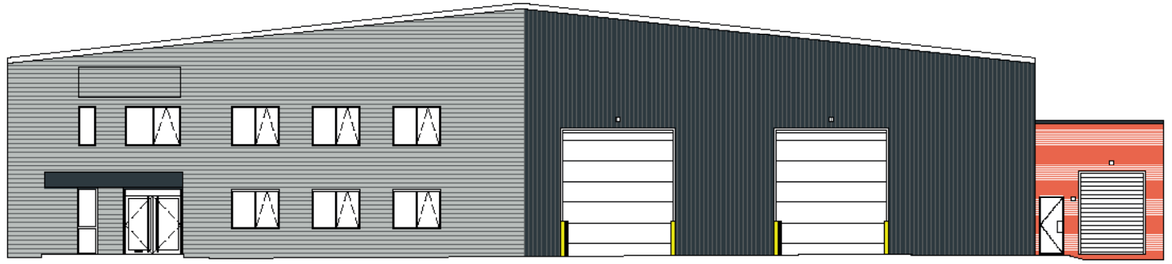
A prominent detached Industrial / Warehouse property with two storey offices and a secure yard.



28,808 SQ FT
COMPLETION Q1 2024

Ground Floor/ site plan





UNIT	SQ FT	SQ M
Ground floor warehouse	26,641	2,475
First floor offices	2,167	201
TOTAL	**28,808**	**2,676**

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

CONNECTIONS

BY ROAD (TIME IN MINUTES)

Source: Google maps



BY RAIL (TIME IN MINUTES FROM STAINES STATION)

Source: National Railways



THE HIGHEST QUALITY SPECIFICATIONS THROUGHOUT



3 ground level loading doors



Warehouse LED lighting



6 metres clear height



Photovoltaic roof panels



Targeting BREEAM "Excellent"



Securely fenced yard



Fully fitted offices



40 car parking spaces



6 electric vehicle charging points



Targeting EPC A+

RENT
On application

LEGAL COSTS
Each party to bear their own legal costs

BUSINESS RATES
Interested parties are advised to make their own enquiries with Local Authority

TERMS
The property is available on a Full Repairing & Insuring lease for a term to be agreed

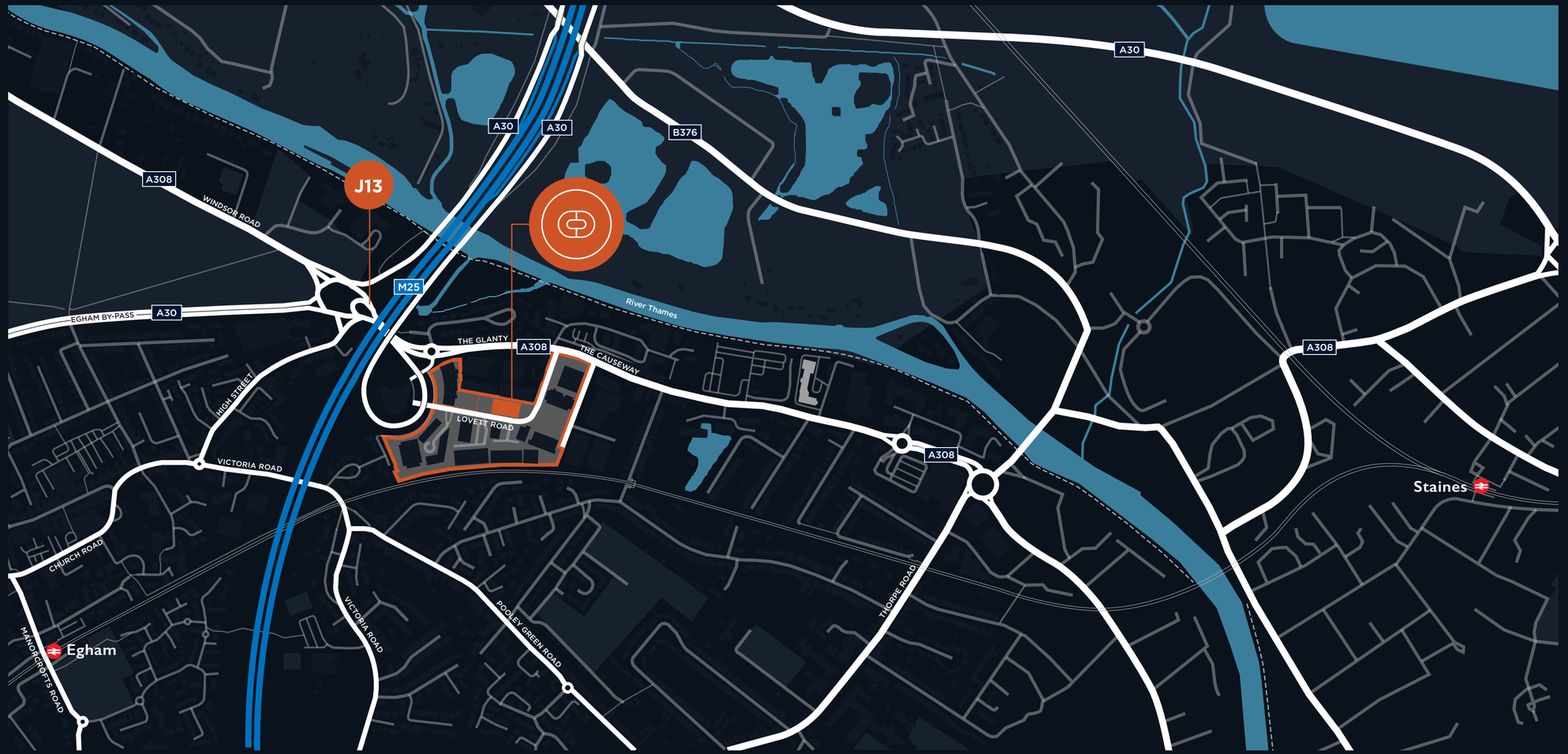
A KEY LOCATION

Causeway Central is prominently located on Lovett Road within the Causeway Park mixed use estate. The property is situated just off The Causeway (A308), which connects Staines Town Centre and the M25 (Junction 13). Heathrow Airport is within 4 miles.

Trains from Staines Railway Station to Central London take approximately 35 minutes. Nearby industrial occupiers include Wickes, Toolstation, Lok'nStore and Benchmarx.



CAUSEWAY CENTRAL



CONNECTIONS START HERE

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

All 5 terminals at London Heathrow Airport are only 13 minutes drive, making this a key location for London, UK and International business connections.

CAUSEWAY CENTRAL

CAUSEWAY PARK

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CAUSEWAY PARK | THE CAUSEWAY | STAINES | TW18 3AR

This brochure and the descriptions and the measurements contained herein do not form part of any contract and while every effort has been made to ensure accuracy, this cannot be guaranteed. Interested parties are advised to make their own enquiries regarding rateable values. October 2023

DESIGNED BY HEKKTA