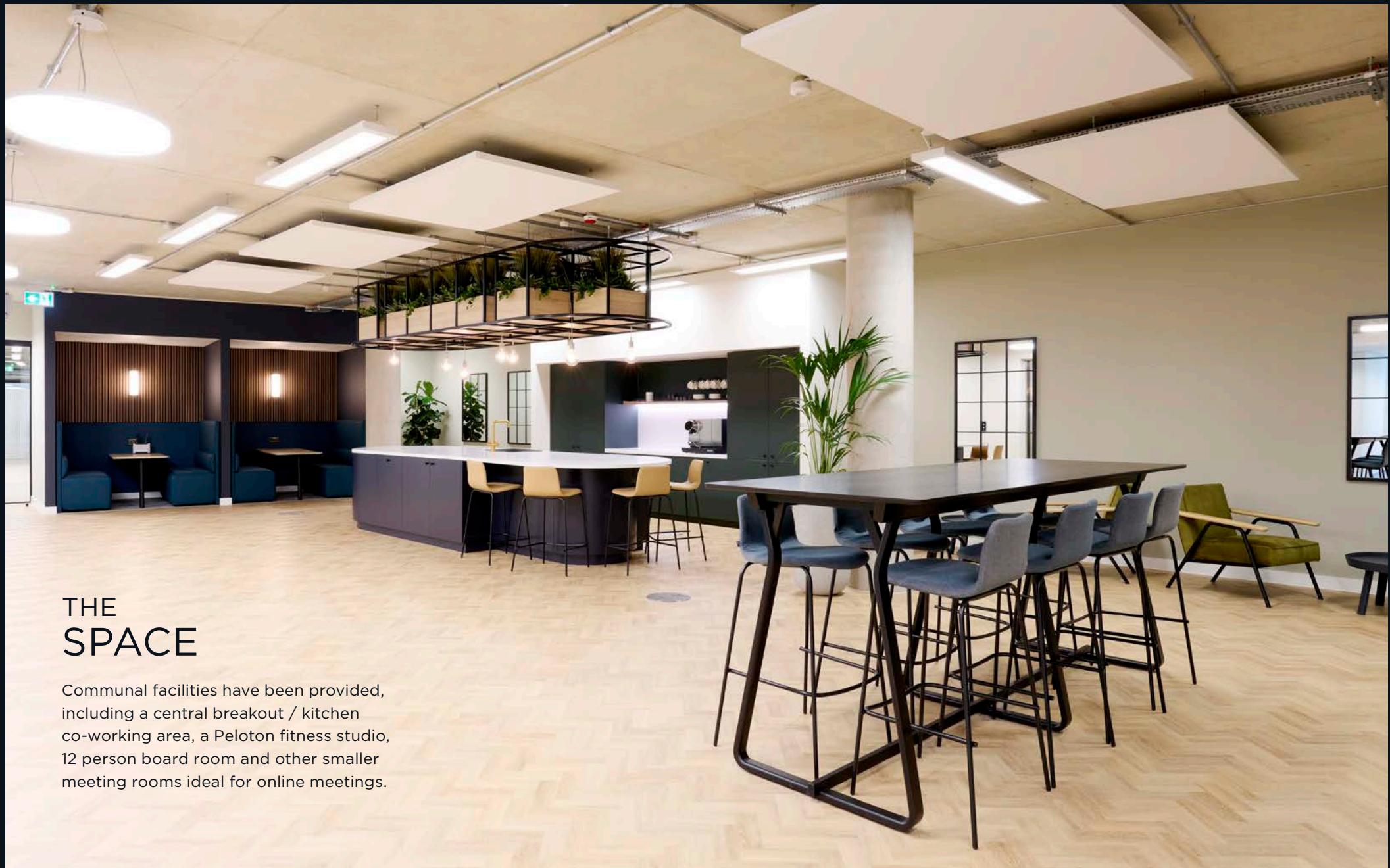




## NEW FULLY FITTED OFFICE SUITES

Ready to Occupy

1 CAUSEWAY PARK | THE CAUSEWAY | STAINES-UPON-THAMES | TW18 3FD



## THE SPACE

Communal facilities have been provided, including a central breakout / kitchen co-working area, a Peloton fitness studio, 12 person board room and other smaller meeting rooms ideal for online meetings.

# THE SUITES

A variety of contemporary, fully fitted suites have been created across the 2nd floor of 1 Causeway Park. Suites range from 1,513 sq ft to 5,502 sq ft and can be combined to create larger offices should a tenant wish.



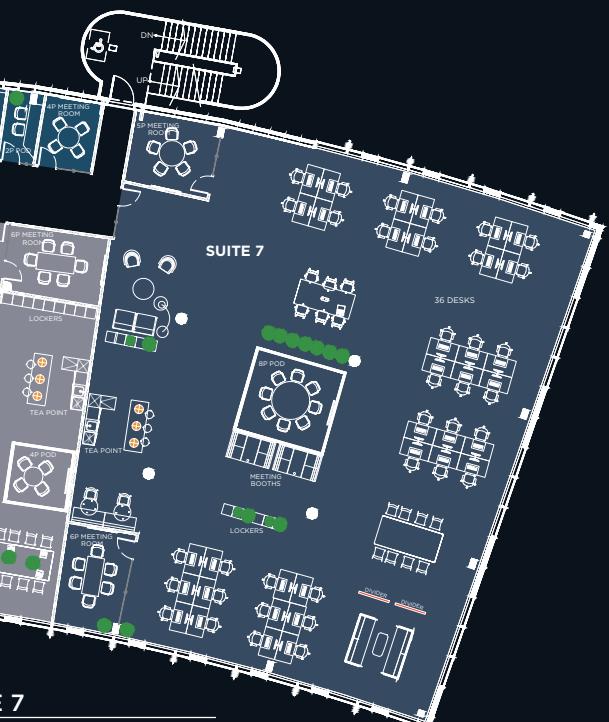
# THE FLOOR PLAN

Seven self-contained office suites on the second floor.



	sq ft	parking spaces
<b>SUITE 1</b>	1,905	6
<b>SUITE 2</b>	1,513	5
<b>SUITE 3</b>	3,454	12
<b>SUITE 4</b>	3,378	11
<b>SUITE 5</b>	2,458	8
<b>SUITE 6</b>	2,487	8
<b>SUITE 7</b>	5,502	18

Suites can be combined to create larger offices.



**SUITE 1**  
Open Plan Desks 12  
Meeting Room 6 pers  
Meeting Booth 1  
Tea Point 1

**SUITE 2**  
Open Plan Desks 12  
Meeting Room 6 pers

**SUITE 3**  
Open Plan Desks 26  
2 x Meeting Room 8 pers  
Tea Point 1

**SUITE 4**  
Open Plan Desks 12  
Meeting Room 5 pers  
Meeting Room 8 pers  
Tea Point 1

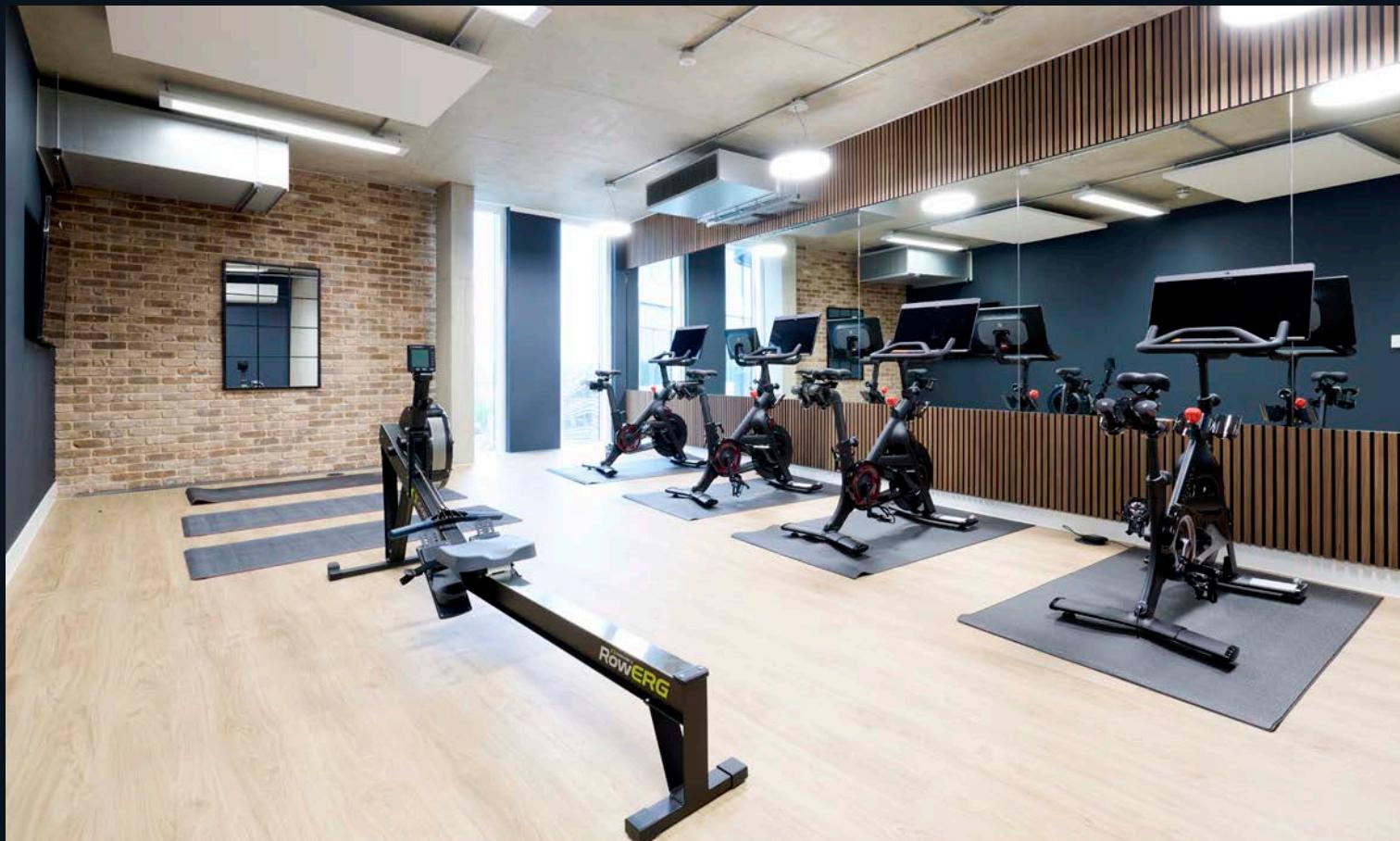
**SUITE 5**  
Open Plan Desks 20  
Meeting Room 8 pers  
Pod Room 4 pers  
Tea Point 1

**SUITE 6**  
Open Plan Desks 18  
Meeting Room 6 pers  
Pod Room 4 pers  
Tea Point 1

**SUITE 7**  
Open Plan Desks 36  
Meeting Room 5 pers  
Meeting Room 6 pers  
Meeting Booth 2  
Tea Point 1

# THE PELOTON STUDIO

As an occupier of the fully fitted suites you will have access to your own Peloton fitness studio with no membership premium, and state of the art shower / changing facilities.



# THE BUILDING

1 Causeway Park is an impressive, high quality, Grade A office HQ building with an outstanding parking ratio. Situated between the towns of Staines-upon-Thames and Egham for local amenities, rail links to London, close proximity to Heathrow and adjacent to the M25 motorway for access to the wider motorway network.

1 Causeway Park offers best in class office space of the very highest specification, with a generous reception and new on-site café operated by BaxterStorey.



# THE SPECIFICATION

## THE HIGHEST-QUALITY WORKSPACE



New on-site café run by BaxterStorey



Communal kitchen/break out area



Peloton fitness studio



12 person boardroom



4 person meeting room



Smaller meeting rooms



Ground floor reception with business lounge



Parking ratio 1:285 per sq ft



Changing facilities and 76 lockers



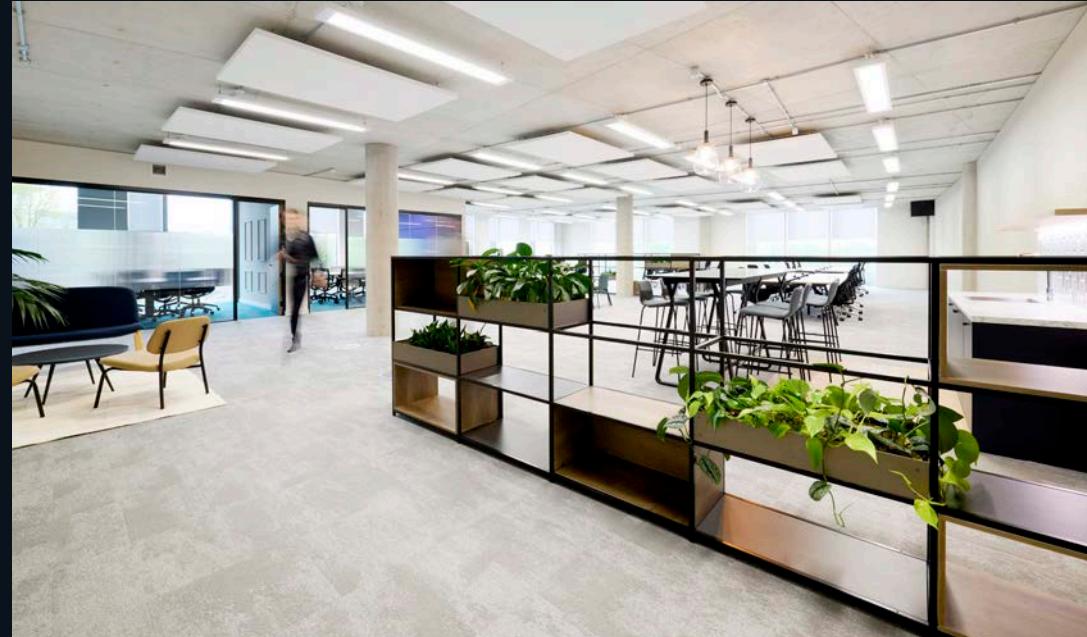
108 cycle spaces



10 dedicated male and female showers



22 EV points





A DEVELOPMENT BY



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



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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. November 2024.

DESIGNED BY  
HEKKTA