



CP1

1 CAUSEWAY PARK

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

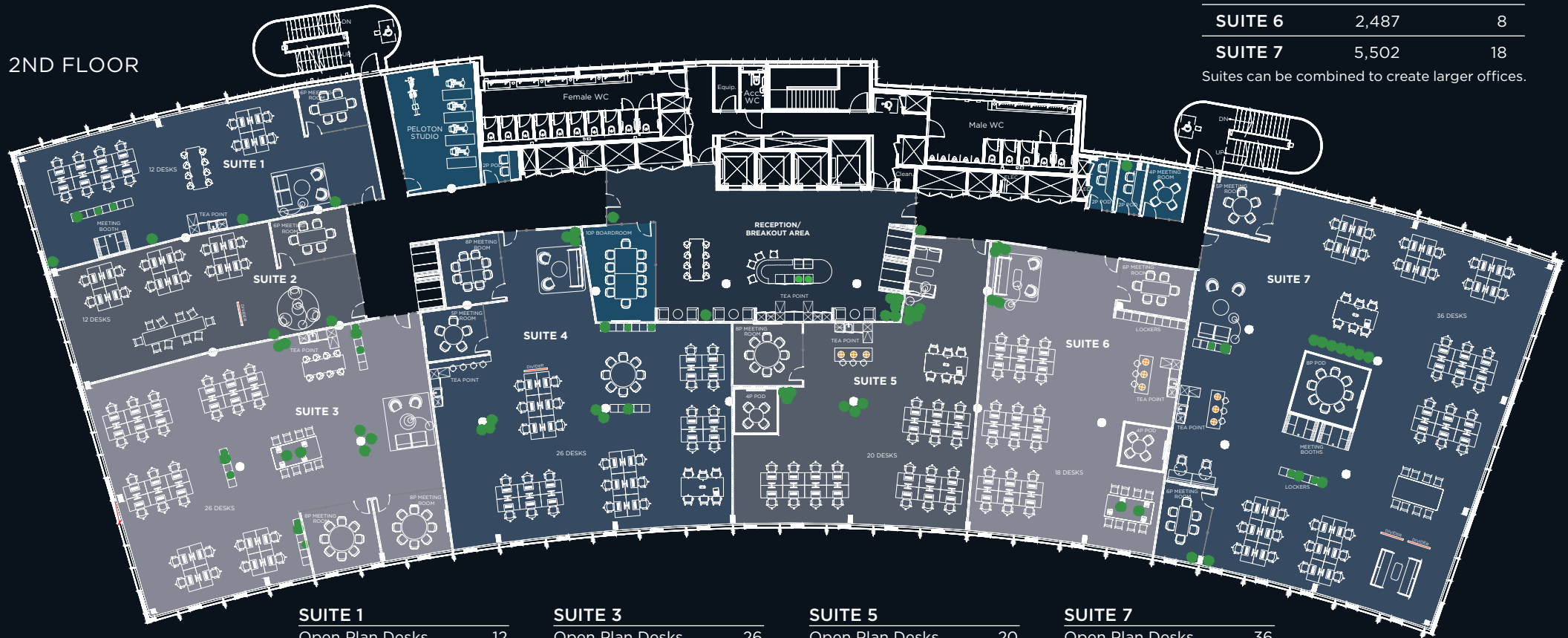
A variety of contemporary, fully fitted suites have been created across the 2nd floor of 1 Causeway Park. Suites range from 1,513 sq ft to 5,502 sq ft and can be combined to create larger offices should a tenant wish.



THE FLOOR PLAN

Seven self-contained office suites on the second floor.

2ND FLOOR



sq ft parking spaces

SUITE 1	1,905	6
SUITE 2	1,513	5
SUITE 3	3,454	12
SUITE 4	3,378	11
SUITE 5	2,458	8
SUITE 6	2,487	8
SUITE 7	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

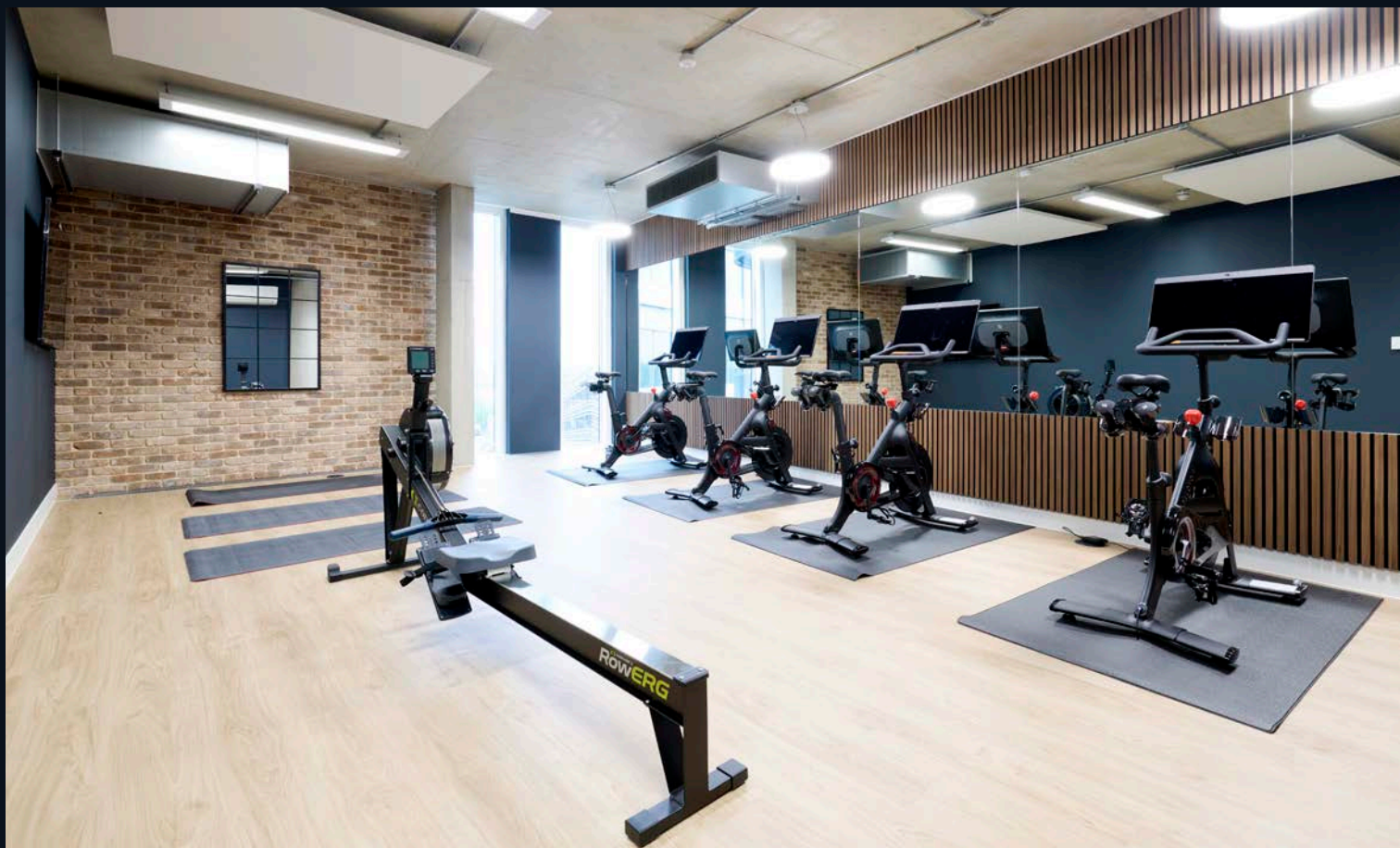
SUITE 5	
Open Plan Desks	20
Meeting Room	8 pers
Pod Room	4 pers
Tea Point	1

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





Sat Nav TW18 3FD
///down.smile.care

A DEVELOPMENT BY



xlproperty.com



aimco.ca

CBRE

020 7182 2000

DOM CLARKE

07766 721 036

dom.clarke@cbre.com

PETER YORK

07880 737 182

peter.york@cbre.com

**HOLLIS
HOCKLEY**

0118 968 0650

JEREMY METCALFE

07587 039 562

jeremy.metcalfe@hollishockley.co.uk

ALICE HILLIARD

07587 039 562

alice.hilliard@hollishockley.co.uk

FREDDIE CHANDLER

07935 769 627

freddie.chandler@hollishockley.co.uk

CAUSEWAYPARK.COM

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