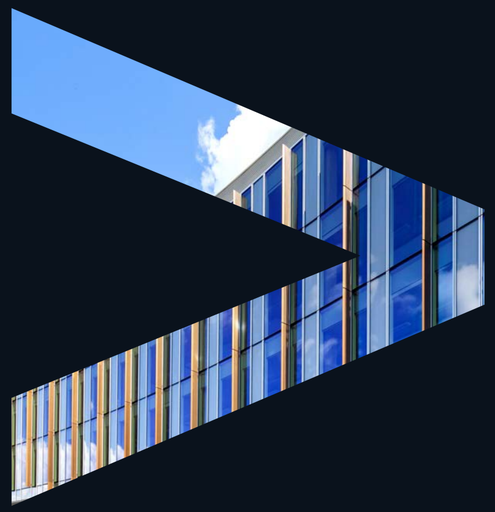


1 CAUSEWAY PARK



CP1

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, 1st and 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.

50,000 sq remains available over the 3rd and 4th floors providing space from 10,000 sq ft up to 50,000 sq ft on a single floor.

10,000 - 50,000 SQ FT


CP1







CP1

A BEAUTIFULLY DESIGNED WELCOME

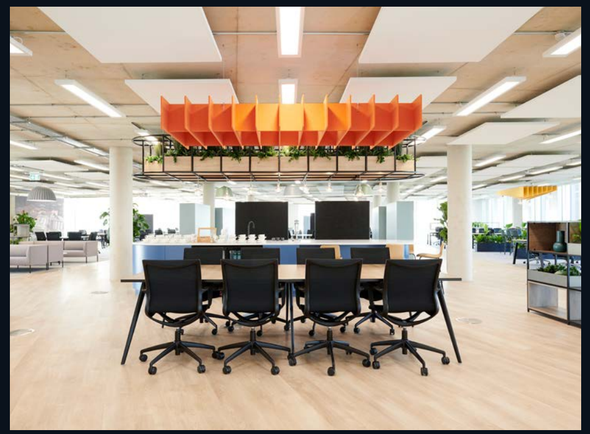
A spacious reception delivered to a high quality, providing an in-house cafe and business lounge encouraging informal meetings and connected working.


CP1



EXPANSIVE FLEXIBLE FLOORPLATES FROM 10,000 SQ FT - 50,000 SQ FT







4th floor CAT A+ fitout

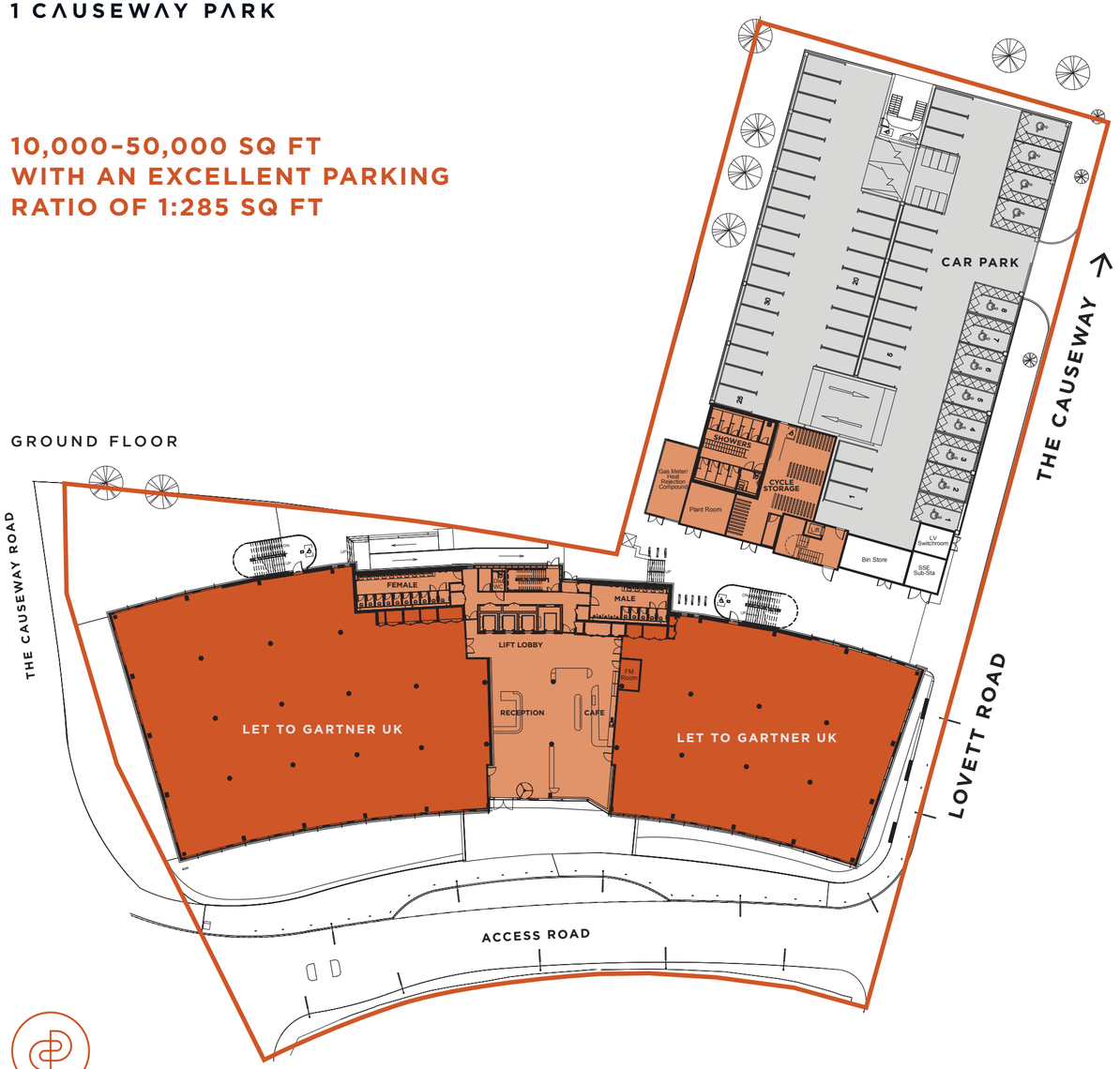






10,000–50,000 SQ FT WITH AN EXCELLENT PARKING RATIO OF 1:285 SQ FT

GROUND FLOOR



CP1

ACCOMMODATION SCHEDULE

FLOOR AREAS		SQ FT	SQ M
4th	AVAILABLE	25,220	2,343
3rd	AVAILABLE	25,220	2,343
2nd	Let to Travelport		
1st	Let to Garner UK		
Ground	Let to Garner UK		
TOTAL AVAILABILITY		50,440	4,686

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

CP1

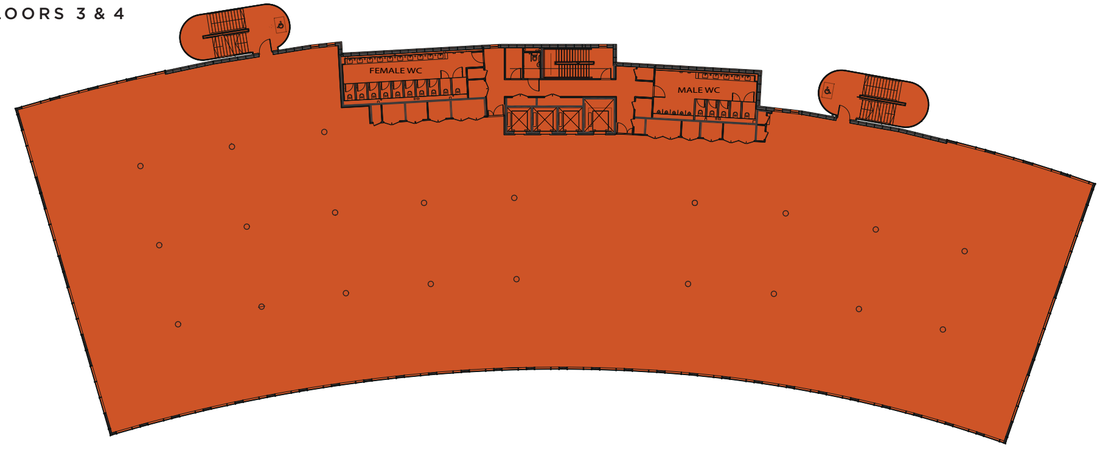


INDICATIVE LAYOUT SCHEDULE

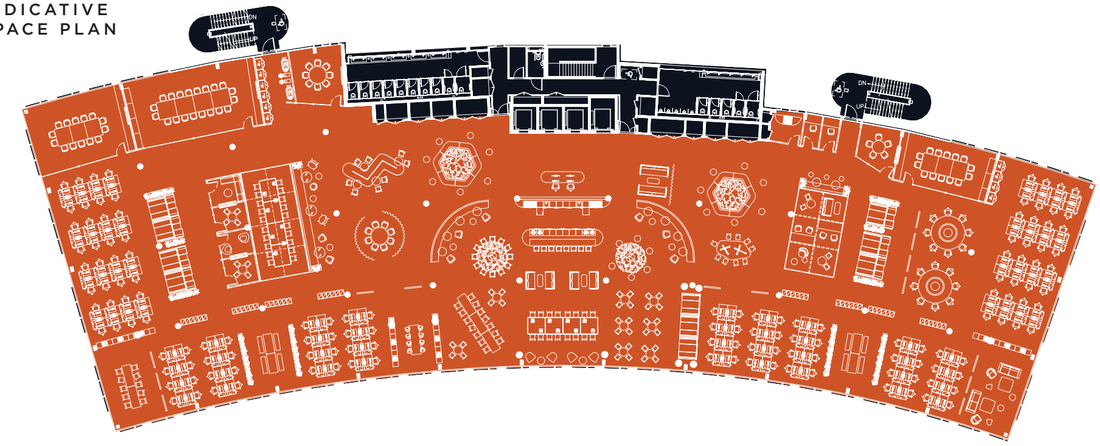
Workstations 1400 X 800	136
Agile Working	155
Total Head Count	291
Reception & Waiting	1
Meeting Room (20-26 Person)	1
Meeting Room (14 Person)	2
Meeting Room (8 Person)	1
Meeting Room (4 Person)	2
Meeting Room (2 Person)	2
Quiet Room (1 Person)	2
Meeting Booths (4 Person)	10
Meeting Booths (2 Person)	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 3 & 4



INDICATIVE
SPACE PLAN









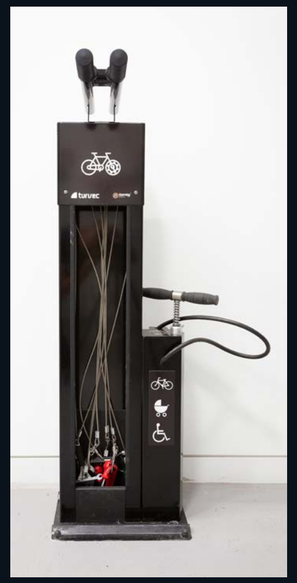
THE HIGHEST-QUALITY CONTEMPORARY WORKSPACE THROUGHOUT

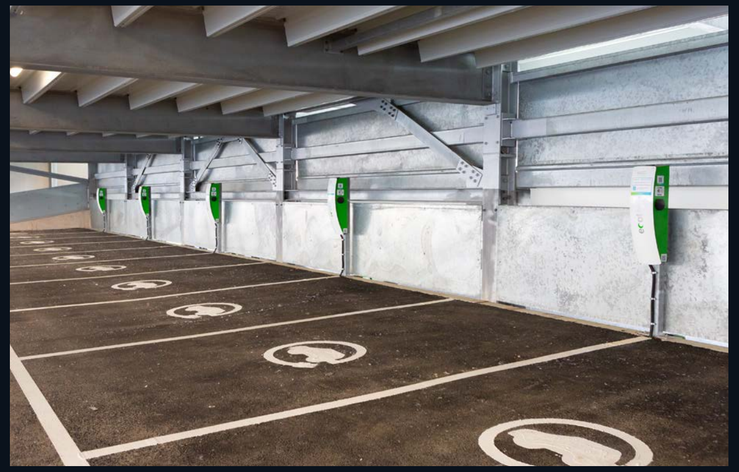
- UV Filtration
- Anti-bac ironmongery
- Underfloor VAV ventilation system
- 432 parking spaces (1:285 sq ft)
- Occupancy density 1:8 sq m
- Changing facilities and 76 lockers
- Full access raised floors (400mm void)
- 4 x passenger lifts
- 108 cycle spaces
- 10 dedicated male and female showers
- BREEAM “Excellent”
- EPC B
- Ground floor reception with business lounge and café facility

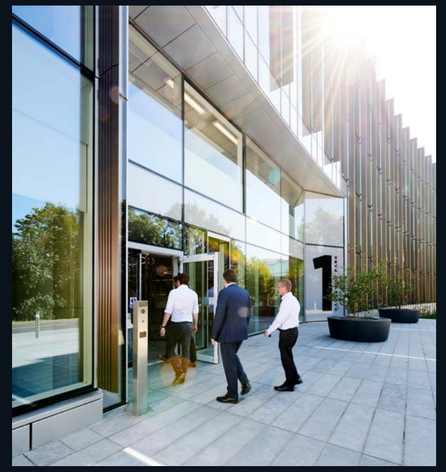


CP1

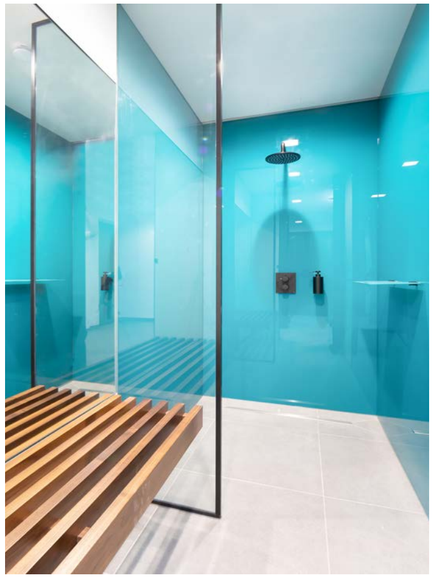
















CP1

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

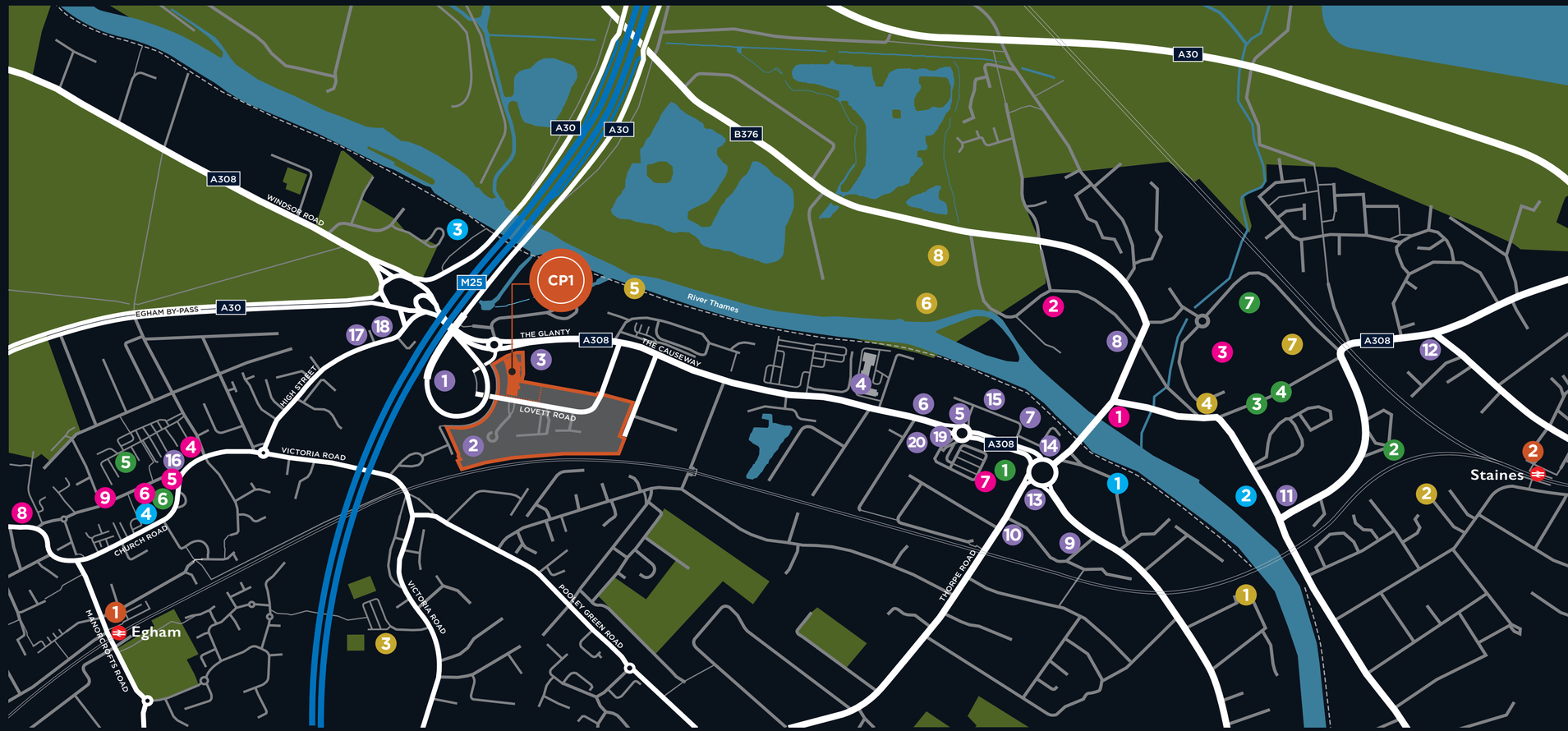
1 The Swan Hotel
2 Mercure London
3 Runnymede on Thames Hotel
4 Travelodge Egham

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





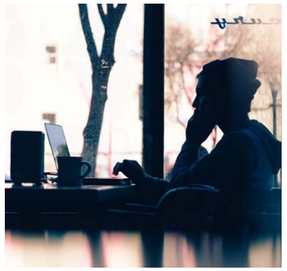
WORK-LIFE BALANCE

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.



















1 CAUSEWAY PARK

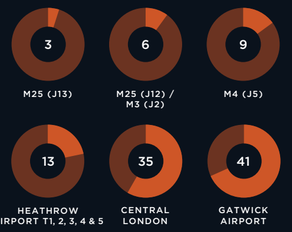
GLOBAL CONNECTIONS START HERE

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.

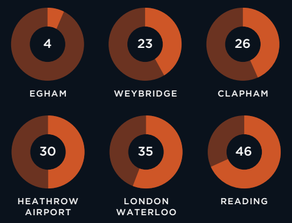
BY ROAD (TIME IN MINUTES)

Source: Google maps



BY RAIL (TIME IN MINUTES FROM STAINES STATION)

Source: National Railways



South West Trains





SAT NAV TW18 3FD



CAUSEWAY PARK

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CAUSEWAY PARK THE CAUSEWAY STAINES TW18 3FD

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DESIGNED BY HEKKTA



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