



## Causeway Central, Causeway Park

Lovett Road, Staines, TW18 3AZ

**Detached warehouse with secure yard which is due to undergo an extensive refurbishment to be ready Q3 2023**

**28,642 sq ft**  
(2,660.93 sq m)

- 3 level access loading doors
- Warehouse LED lighting
- 6 meters clear internal height
- Photovoltaic roof panels
- Self contained secure site
- 250 kVA power supply
- 40 parking spaces
- 6 electric vehicle charging points

# Causeway Central, Causeway Park, Lovett Road, Staines, TW18 3AZ

## Summary

<b>Available Size</b>	28,642 sq ft
<b>Rates Payable</b>	£4.51 per sq ft Based on 1st April 2023 valuation
<b>Rateable Value</b>	£252,500
<b>Service Charge</b>	£2,874 per annum
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Description

A prominent detached Industrial / Warehouse property with two storey offices and secure yard. Situated within a vibrant and prestigious mixed-use business campus.

### Specification:

- 2 level access loading doors
- Warehouse LED lighting
- Separate yard and parking areas
- Self-contained secure site
- Staines Town centre is within 1 mile
- Staines Train Station 1.7 miles to the east

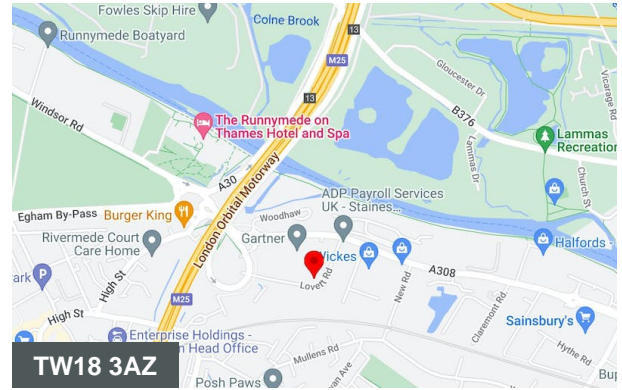
## Location

Causeway Central is prominently located on Lovett Road within the developing Causeway Park industrial and office area. The property is situated just off the A308, which connects to Staines Town Centre and the M25 (Junction 13) which is just 1.3 miles distance. Heathrow Airport is within 4.3 miles distance. Trains from Staines Railway Station to central London c. 35 minutes. Nearby industrial occupiers include Wickes, Toolstation, Lok n Store and Benchmarx.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground floor warehouse	26,511	2,462.95	Available
Unit - First floor offices	2,131	197.98	Available
<b>Total</b>	<b>28,642</b>	<b>2,660.93</b>	



## Viewing & Further Information



### Alex Kington

01234567890 | 07777777777

testing+6535-Alex-Kington@tlgd.co.uk



### Ben Rowe

01234567890 | 07777777777

testing+6546-Ben-Rowe@tlgd.co.uk