

CAUSEWAY CONNECT

Causeway Connect
Lagonda Way
Staines-upon-Thames
TW18 3FE

Completion Expected Q4 2025

Distribution: 16,931 – 34,650 Sq Ft
Trade: 4,112 – 6,491 Sq Ft



CONNECTING

WEST LONDON



M25

A30

RIVER
THAMES

THE
CAUSEWAY

HEATHROW
AIRPORT

GREGGS

Wickes

Kwik Fit



halfords

TWO RIVERS
SHOPPING
CENTRE

HOMEbase

STAINES STATION

Sainsbury's

Tile
Giant





CONNECTING LONDON & THE SOUTH

The development fronts directly onto the The Causeway (A308) which links with the A30 and M25 (Junction 13). Staines town centre is within easy walking distance which offers excellent retail, hospitality and leisure facilities.

Also within walking distance is Staines Train Station which provides regular services into London Waterloo with a journey time of approximately 35 minutes. Heathrow Airport is just 4.5 miles away with a drive time of approximately 14 minutes.

 6,140,452 (9.41% of GB Population) Within 1 Hour Drive	 18,854 Vehicles Annual Average Daily Traffic Flow
 62% of Working Age Population Employed	 2.3 Million Households Within 1 Hour Drive
 Highest Quality Working Environment	 6 Daily Buses Run Along The Causeway
 Approximately 0.7 Miles From Staines Town Centre	 Approximately 1.1 miles from Egham Town Centre
 Located on the River Thames	 Only 1.1 miles from Staines Station
 Situated Just 1.4 miles From M25 (Junction 13)	 Nearby Local Hotel & Supermarket Amenities



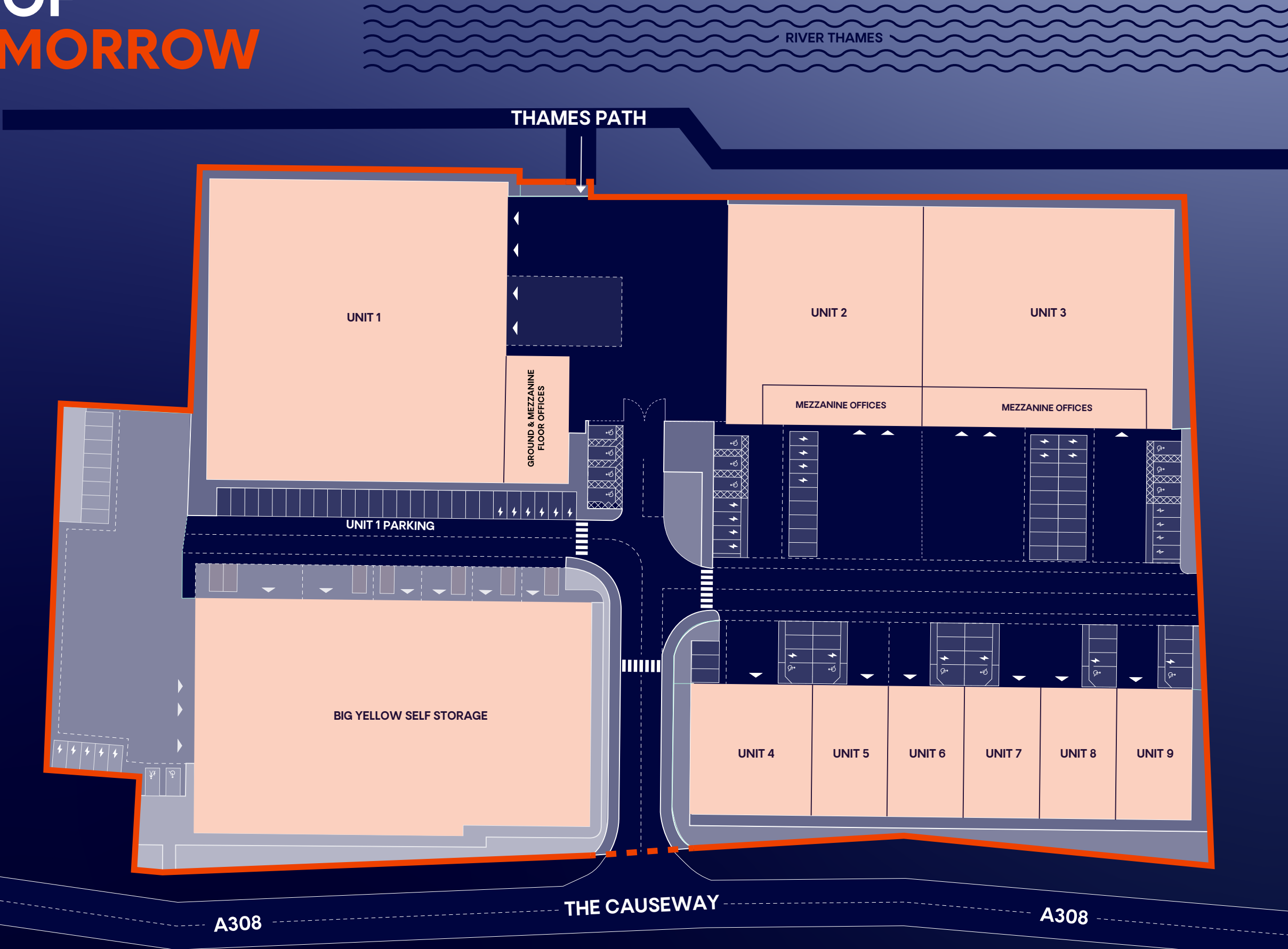


CONNECTING THE LOGISTICS & TRADE INDUSTRIES OF TODAY & TOMORROW



An exciting prominent development comprising a new Big Yellow Self Storage facility with an Innovation Centre of 5 starter units, 6 trade/roadside units and 3 warehouse distribution units.

Full planning consent has been granted.





CAUSEWAY CONNECT DISTRIBUTION

3 NEW WAREHOUSE/INDUSTRIAL UNITS TO LET
16,931 - 34,650 SQ FT

Unit	Warehouse (Sq Ft)	Ground Office (Sq Ft)	Mezzanine Office (Sq Ft)	Total (Sq Ft)	Total (Sq M)	Parking	Level Access Loading Doors	Dock Level Loading Doors
1	29,052	2,799	2,799	34,650	3219	30	2	2
2	14,025	-	2,906	16,931	1,571	16	2	-
3	17,933	-	3,649	21,582	2,005	25	2	-
2&3 Combined	31,958	-	9,354	38,513	3,578	41	4	-

*GEA

SPECIFICATION



3 Phase
Power



12m
Eaves Height



Kitchenette
Facilities



Floor Loading:
50kN/m² on Units 1-3



Access to
Thames Path



Grade A
Offices



Gas
Supply



Unit 1
Secure Yard

ESG SPECIFICATION



Roof-Mounted
PV Panels



Targeting
EPC 'A' Rating



Targeting BREEAM 'Very
Good' Rating to Shell



Electric
Vehicle Charging





CAUSEWAY CONNECT TRADE

6 NEW ROADSIDE
TRADE UNITS
4,112 - 6,491 SQ FT



3 Phase
Power



6m Eaves
Height



Trade Counter
Entrance



Floor Loading:
35kN/m²



Single Electric
Loading Door



WC
Per Unit



Shell
Mezzanine

Unit	Warehouse (Sq Ft)	Mezzanine (Sq Ft)	Total (Sq Ft)	Total (Sq M)	Parking
4	5,113	1,378	6,491	603	7
5	3,240	872	4,112	382	4
6	3,240	872	4,112	382	4
7	3,240	872	4,112	382	4
8	3,240	872	4,112	382	4
9	3,272	883	4,155	386	4

(Units are available separately or combined)

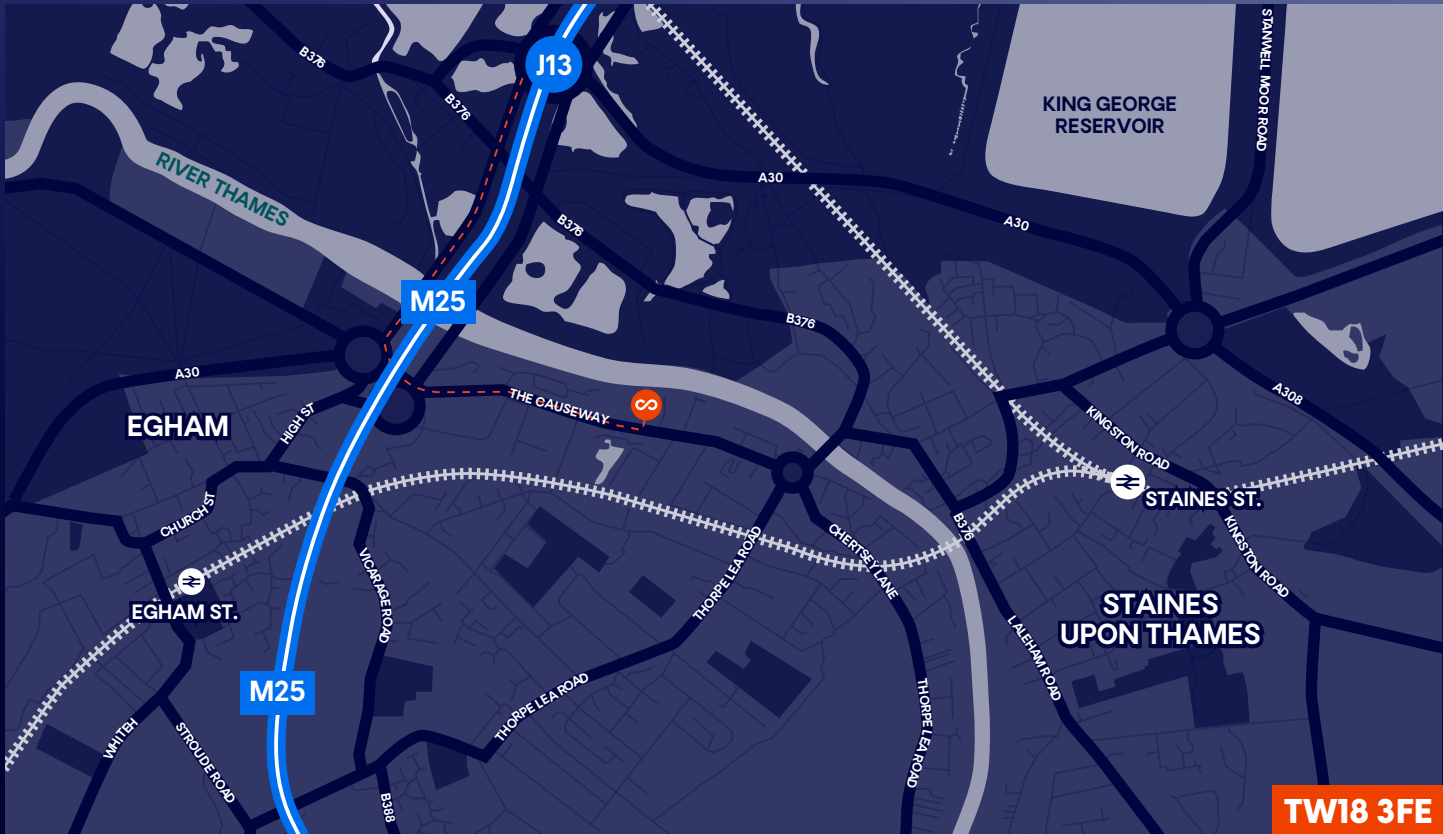
*GEA



LOCATION & CONNECTIONS

Destination	Distance	Drive Time
M25 J13	1.4 miles	4 mins
Staines Station	1.1 miles	8 mins
Heathrow	4.5 miles	9 mins
Egham Station	1.2 miles	26 mins
Gatwick Airport	37 miles	50 mins
London West End	23 miles (via M4)	55 mins
Southampton	60 miles (via M3)	1hr 5 mins

Destination from Staines Station	Rail Time
Twickenham	11 minutes
Clapham	26 minutes
Waterloo	35 minutes



CONNECT FURTHER



Natasha Ryan
natasha.ryan@savills.com
07812 760 310

Bridget Outtrim
bouttrim@savills.com
07788 188 870

Harry Stoneham
harry.stoneham@savills.com
07870 999 263



Harry Tanner
harry.tanner@jll.com
07707 863 738

Sarah Downes
sarah.downes@jll.com
07856 003 033

causeway-connect.com

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2024 - Design by cormackadvertising.com