



CAUSEWAY CENTRAL

CAUSEWAY PARK

LOVETT ROAD | STAINES-UPON-THAMES | TW18 3AZ

28,642 SQ FT
INDUSTRIAL WAREHOUSE
TO LET



 CAUSEWAY
CENTRAL

INDUSTRIAL / WAREHOUSE UNIT TO LET TO BE REFURBISHED - Q3 2023



SITUATED WITHIN A VIBRANT & PRESTIGIOUS MIXED-USE BUSINESS CAMPUS

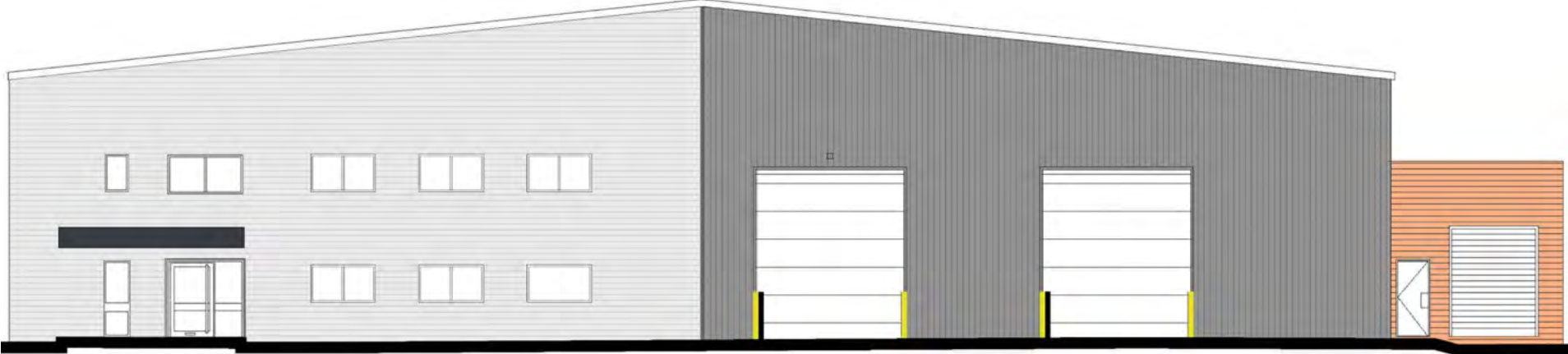
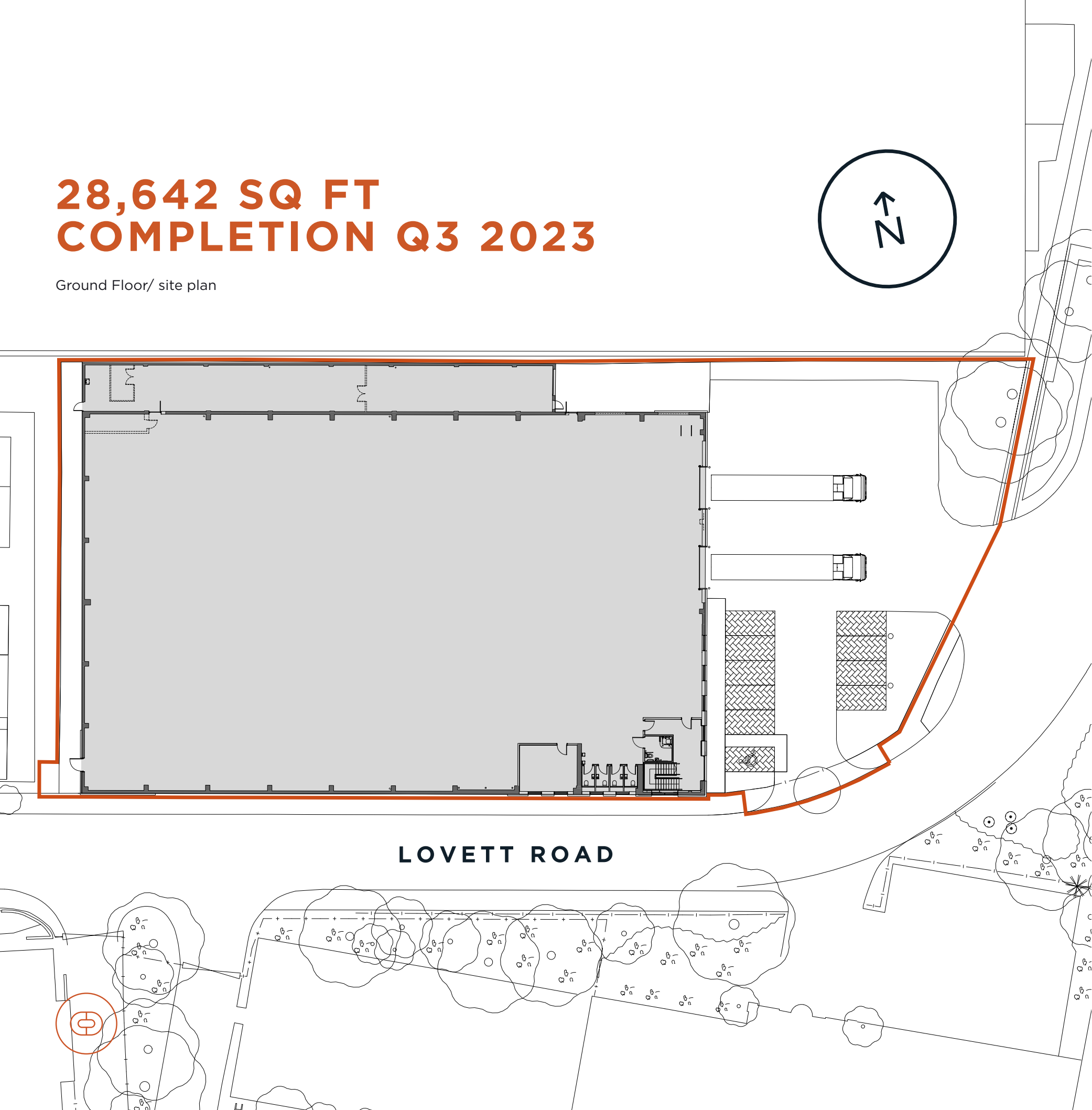
A prominent detached Industrial / Warehouse property with two storey offices and secure yard.

CAUSEWAY CENTRAL



28,642 SQ FT COMPLETION Q3 2023

Ground Floor/ site plan



UNIT	SQ FT	SQ M
Ground floor warehouse	26,511	2,463
First floor offices	2,131	198
TOTAL	28,642	2,661

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



CONNECTIONS

BY ROAD (TIME IN MINUTES)

Source: Google maps



BY RAIL (TIME IN MINUTES FROM STAINES STATION)

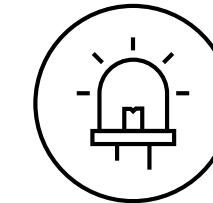
Source: National Railways



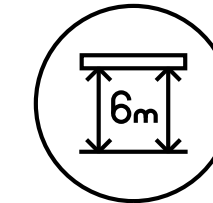
THE HIGHEST QUALITY SPECIFICATIONS THROUGHOUT



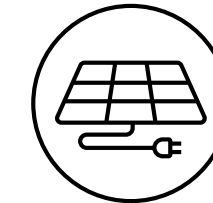
3 level access loading doors



Warehouse LED lighting



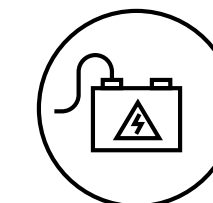
6 metres clear internal height



Photovoltaic roof panels



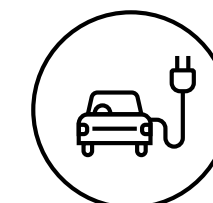
Self-contained secure site



250 kVA power supply



40 Car Parking Spaces



6 Electric vehicle charging points

RENT

On application

EPC

Target A+ rating

LEGAL COSTS

Each party to bear their own legal costs

BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority

TERMS

The property is available on a Full Repairing & Insuring lease for a term to be agreed

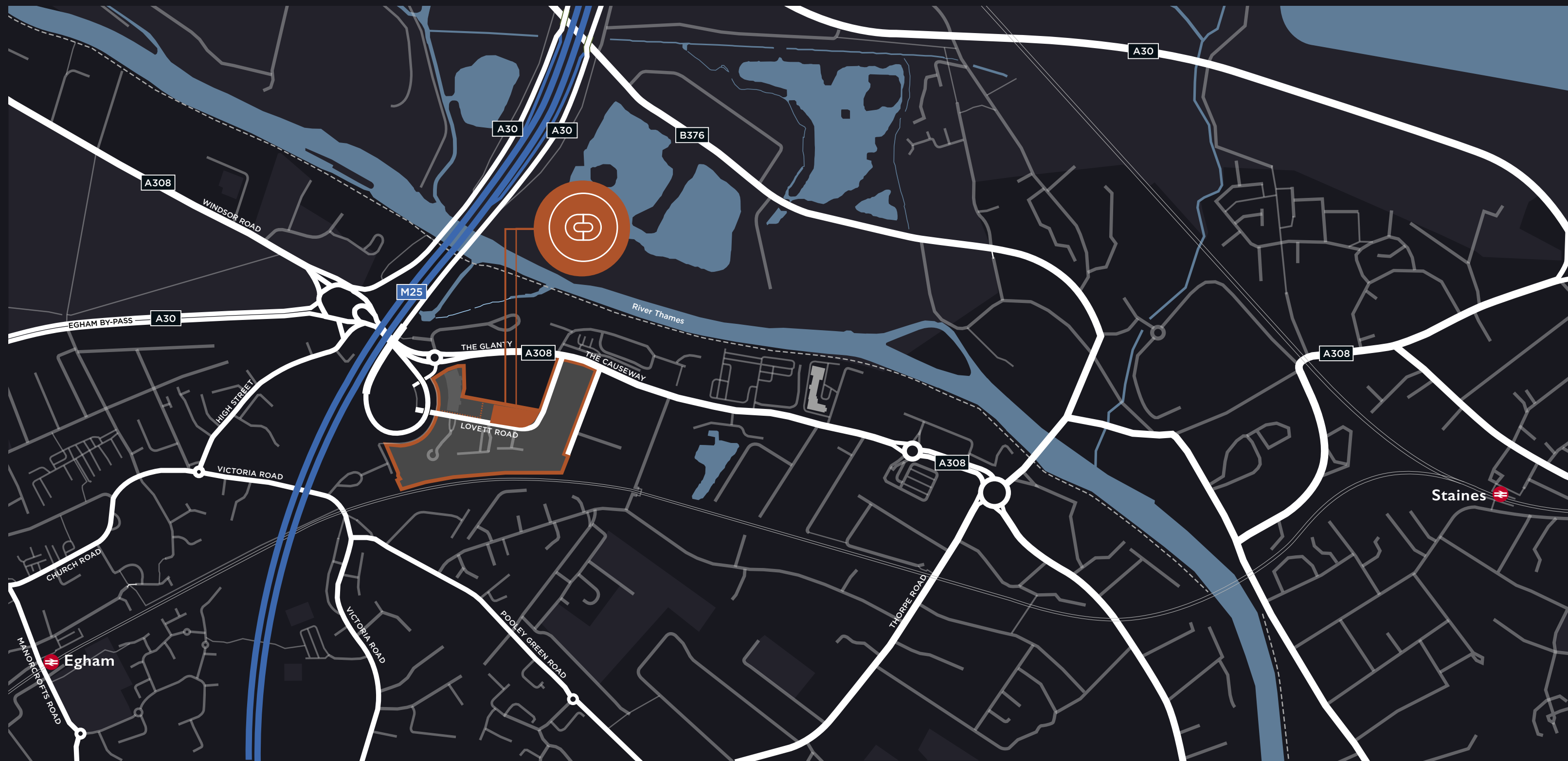


A KEY LOCATION

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.





CONNECTIONS START HERE

Equidistant between Staines upon Thames and Egham, Causeway Central is strategically positioned adjacent to J13 of the M25, providing access to the M4, M3, A3 and the wider national motorway network.

All 5 terminals at London Heathrow Airport are only 13 minutes drive, making this a key location for London, UK and International business connections.



CAUSEWAY PARK

CAUSEWAYPARK.COM

logix
PROPERTY

020 3855 5790

ALEX KINGTON

alex.kington@logixproperty.com
07717 704538

BEN ROWE

ben.rowe@logixproperty.com
07841 460300

DTRE

020 3328 9080

CHARLIE WING

charlie.wing@dtre.com
07534 720 930

RICHARD HARMAN

richard.harman@dtre.com
07776 200143

A DEVELOPMENT BY

xlb****

xl**b**property.com

AIMCo

aimco.ca

causewaypark.co.uk/causeway-central

CAUSEWAY PARK | THE CAUSEWAY | STAINES | TW18 3AR