



# 1-3 CAUSEWAY CENTRAL CAUSEWAY PARK

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

TWO UNITS LET - UNIT 3 AVAILABLE 33,940 SQ FT

**PRIME URBAN LOGISTICS ESTATE  
NEW BUILD INDUSTRIAL / WAREHOUSE UNIT  
33,940 SQ FT**





# SET WITHIN A LEADING SOUTH EAST BUSINESS PARK

The Causeway Central Industrial scheme is perfectly positioned for any business, strategically located within Causeway Park, an established mixed-use business park. The location's connectivity fulfils all the requirements for effective national and international logistics.

Junction 13 of the M25 is a three-minute drive, linking the Park to the M3 (J2) and the M4 (J4) for the wider

motorway network; Heathrow Terminals are between 6 - 13 minutes drive for global connectivity.

All of the units benefit from a secure yard, ample car parking, fully fitted offices, electric vehicle charge points and EPC A+ and BREEAM "Outstanding".



# AVAILABLE - 33,940 SQ FT



## UNIT 3

Causeway Central 3 offers 33,940 sq ft of high-quality, secure detached warehouse and office accommodation.

With a 9m clear internal eaves height and an expansive 30m yard depth, the building has been designed with best in class specification.

## THE HIGHEST QUALITY SPECIFICATIONS THROUGHOUT



BREEAM  
"Outstanding"



EPC A+



Photovoltaic  
Roof Panels



Cat A Office  
Accommodation



Secure Yard



30m  
Yard Depth



4 Level  
Access Doors



55 Car  
Parking Spaces



12 EV  
Charging Points



400 kVA  
Power Capacity



9m  
Clear Internal Height



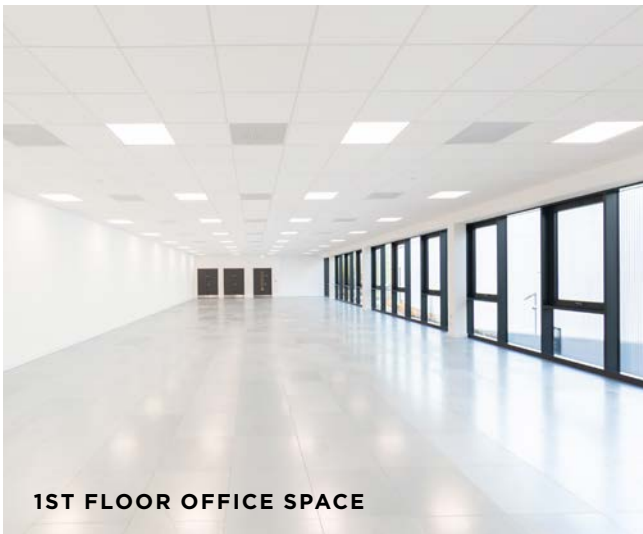
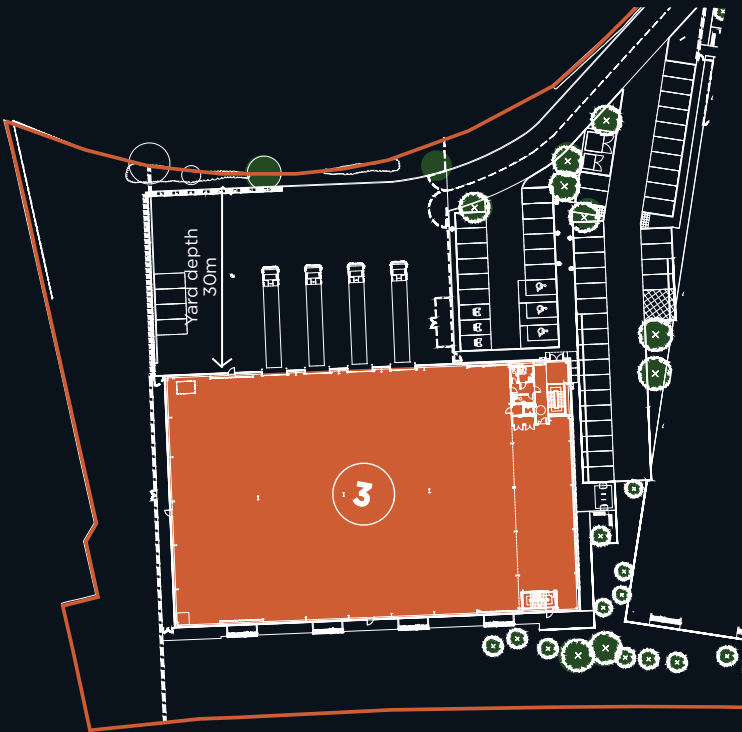


# UNIT 3

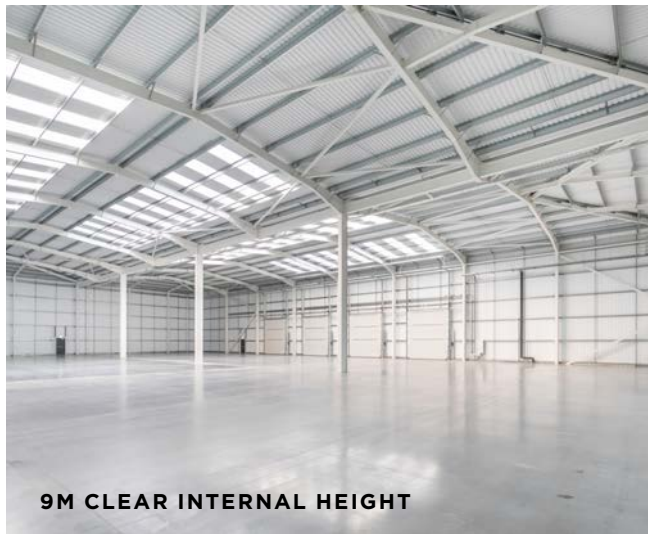
33,940 SQ FT

29,564 SQ FT  
WAREHOUSE

4,736 SQ FT  
FIRST FLOOR

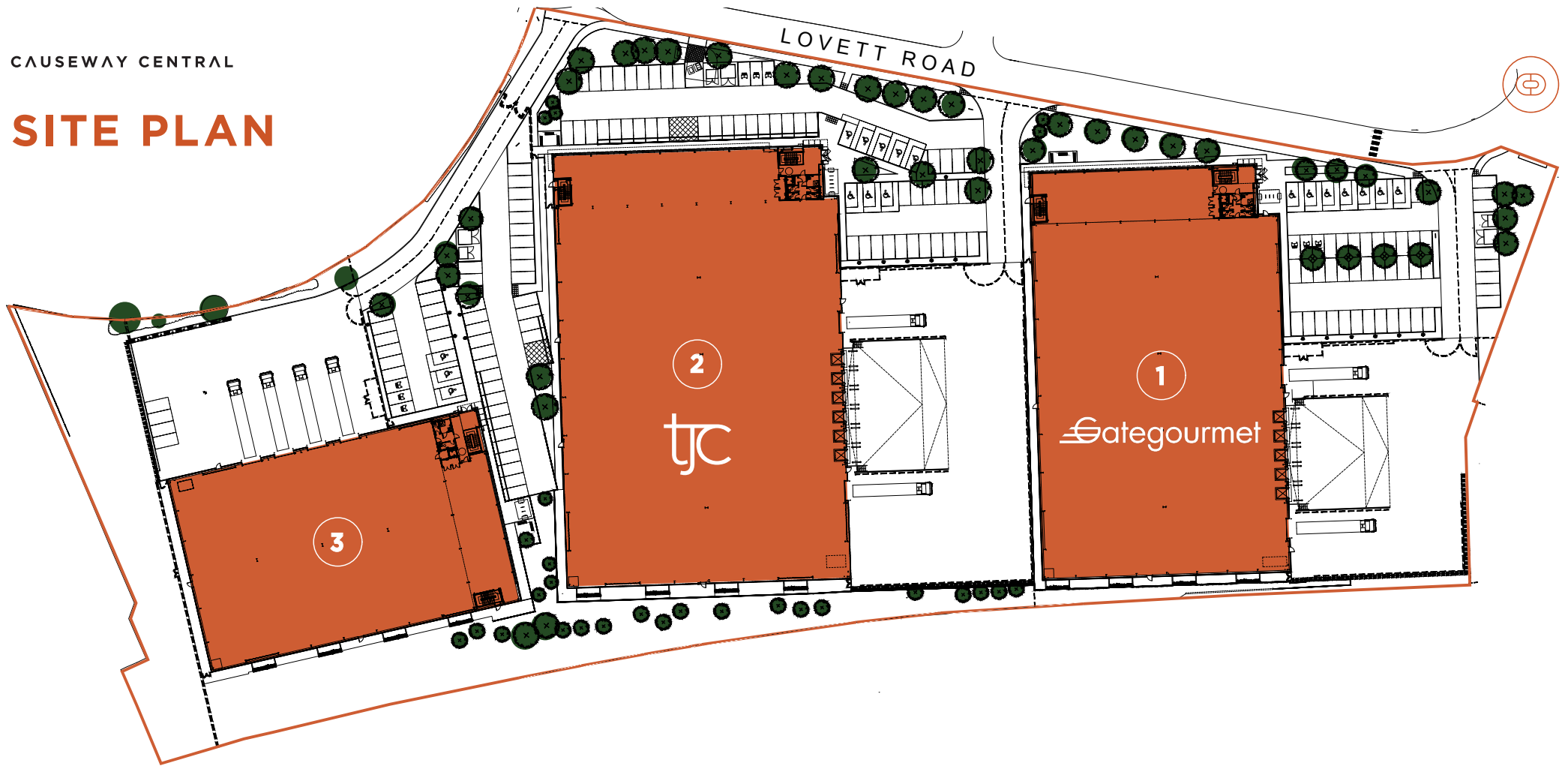


1ST FLOOR OFFICE SPACE



9M CLEAR INTERNAL HEIGHT

# SITE PLAN



UNIT 3	SQ FT	SQ M
Warehouse	29,564	2,746.6
First floor offices	4,376	406.5
<b>TOTAL</b>	<b>33,940</b>	<b>3,153.1</b>
Car parking spaces		55
EV Charging points		12
Level access doors		4
Yard depth	30m	
Eaves height	9m	

UNIT 2	SQ FT	SQ M
Warehouse	57,545	5,346.1
First floor offices	6,830	634.5
<b>TOTAL</b>	<b>64,375</b>	<b>5,980.6</b>
Car parking spaces		60
EV Charging points		12
Dock level doors		6
Level access doors		2
Yard depth	38m	
Eaves height	12m	

UNIT 1	SQ FT	SQ M
Warehouse	47,190	4,384.1
First floor offices	5,683	528
<b>TOTAL</b>	<b>52,873</b>	<b>4,912.1</b>
Car parking spaces		52
EV Charging points		12
Dock level doors		5
Level access doors		2
Yard depth	36m	
Eaves height	10m	

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

## MEASURE AND REPORT YOUR ENERGY USAGE

Causeway Central will facilitate usage tracking throughout the building enabling your business to control costs, improve environmental responsibility and awareness, optimise production and assist with compliance with government regulations.

## CARBON REDUCTION TARGETS

Causeway Central is targeting an operational net zero carbon development.

This will allow your business to enhance its brand reputation by occupying a building aligned with your carbon reduction targets. Causeway Central is BREEAM rating of Outstanding, which will put it in the top 10% of sustainable units.

## REDUCE OPERATIONAL COSTS AND IMPROVE SUSTAINABILITY CREDENTIALS



**BREEAM**  
"Outstanding"



**EPC A+**



**Photovoltaic**  
roof panels



**Office LED lighting with**  
daylight sensors and  
presence detection  
control to reduce costs



**Thermal insulation and**  
airtightness exceed  
standards, ensuring lower  
operational costs.



**Net Zero CO<sub>2</sub> emissions**  
for regulated use  
(EPC A+)



**Surface water drainage**  
that recycles water,  
promoting reuse and  
reducing costs



**12 EV charging points**  
per unit (ducting for  
additional 12) promoting  
more sustainable travel



**VRF system with air**  
source heat pumps, 75%  
more efficient than  
conventional HVAC



**Guarantees and warranties**  
which will assist with  
repair costs over the  
period of the lease

## IMPROVING STAFF WELL-BEING AND RETENTION



**9% warehouse**  
rooflights boosts  
natural light,  
increasing staff  
productivity by 25%



**Natural light to**  
offices, creates a  
better work  
environment



**Landscaping and**  
green spaces for  
staff enjoyment



**Solar gain and**  
soundproofed  
windows ensure a  
positive working  
environment



**Shower facilities**  
to encourage  
cycling to work  
and green travel

## ESTIMATED PV SYSTEM

Unit	PV Area M <sup>2</sup>	PV generated kWh/yr	PV CO <sub>2</sub> emissions avoided kgCo2/yr	Energy Cost savings (up to) £ / year	Smart Export Payments (up to) £ / Year
3	470	83,070	10,505	£12,460	£2,080

# CONNECTIONS START HERE

Causeway Central is prominently located on Lovett Road within the Causeway Park mixed use estate. The property is situated just off The Causeway (A308), which connects Staines Town Centre and the M25 (Junction 13). The road network provides access to the M4, M3, A3 and the wider national motorway network.

Trains from Staines Railway Station to Central London take approximately 35 minutes.

All 5 terminals at London Heathrow Airport are only 6 - 13 minutes drive for global connections, making this a key location for London, UK and International business connections.



## BY ROAD (TIME IN MINUTES)

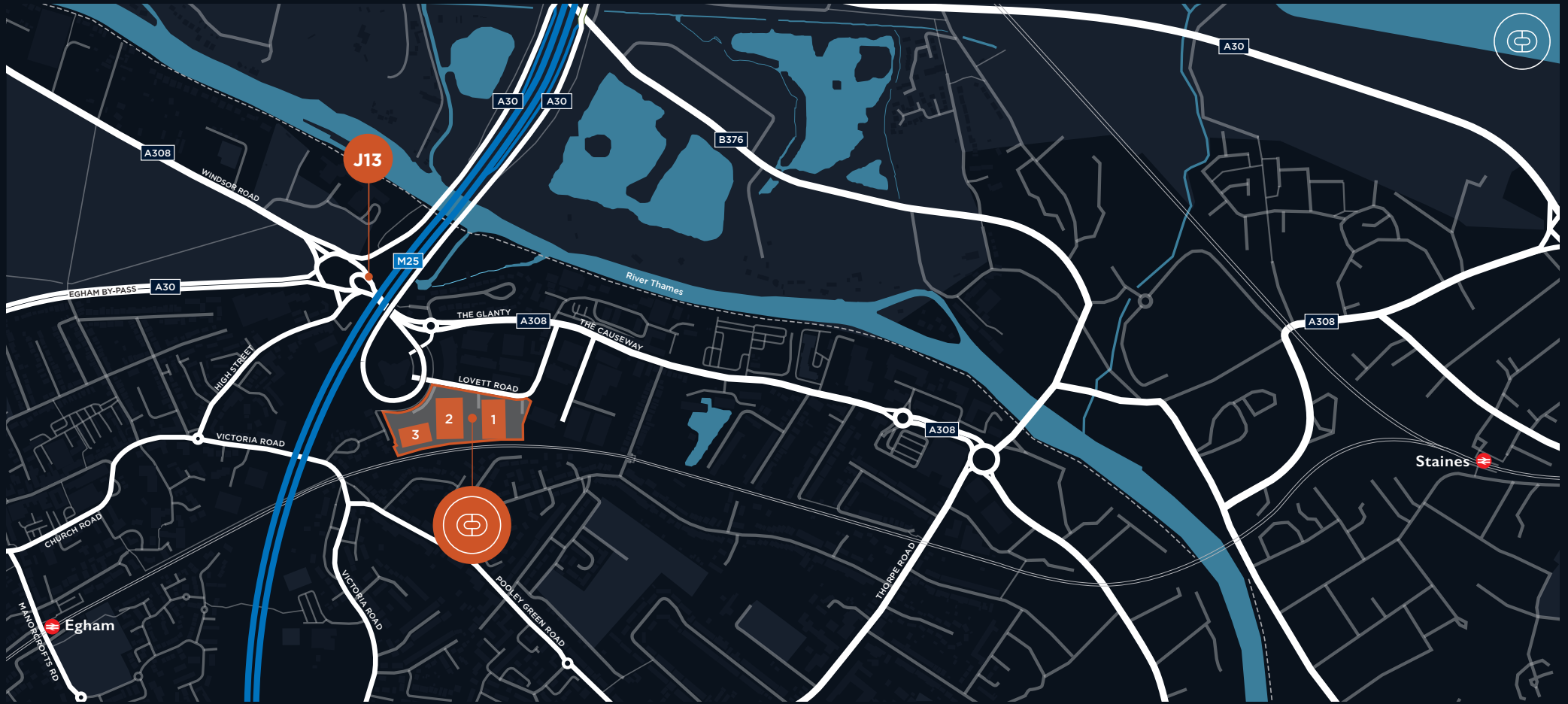
Source: Google maps



## BY RAIL (TIME IN MINUTES FROM STAINES STATION)

Source: National Railways





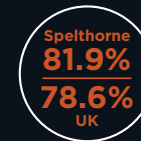
## LOCAL OCCUPIERS

Many large brands and household names have successfully moved their businesses to this area, nearby industrial occupiers include Wickes, Toolstation, Lok'nStore ALDI, Kuehne & Nagel and Benchmarx.

## DEMOGRAPHICS



Population of 11.5 million within 1 hour's drive



81.9% of the population are economically active, well ahead of UK at 78.6%



3.22% household numbers increase within 1 mile of Staines from 2021-2026



# CAUSEWAY CENTRAL

CAUSEWAY PARK

## RENT

On application

## BUSINESS RATES

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

## LEGAL COSTS

Each party to bear their own legal costs

## TERMS

The properties are available on a Full Repairing & Insuring lease for a term to be agreed



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A DEVELOPMENT BY



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[causewaypark.co.uk/causeway-central](https://causewaypark.co.uk/causeway-central)

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