



1-3 CAUSEWAY CENTRAL CAUSEWAY PARK

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

PC JANUARY 2026

**PRIME URBAN LOGISTICS ESTATE
NEW BUILD INDUSTRIAL / WAREHOUSE UNITS**
33,766 - 64,153 SQ FT





SET WITHIN A LEADING SOUTH EAST BUSINESS PARK

The Causeway Central Industrial scheme will be perfectly positioned for any business. Strategically located within Causeway Park, an established mixed-use business park, next to the M25 J12. The scheme is equidistant to Staines-upon-Thames and Egham, with London Heathrow a short six minute drive.

All of the units will benefit from secure yards with car parking and loading doors, fully fitted offices, electric vehicle charge points and targeting EPC A+ and BREEAM Excellent.





THE HIGHEST QUALITY ESG SPECIFICATIONS THROUGHOUT



Targeting BREEAM
"Excellent"



Targeting
EPC A+



Photovoltaic
roof panels



Warehouse
LED lighting



Securely fenced
yards



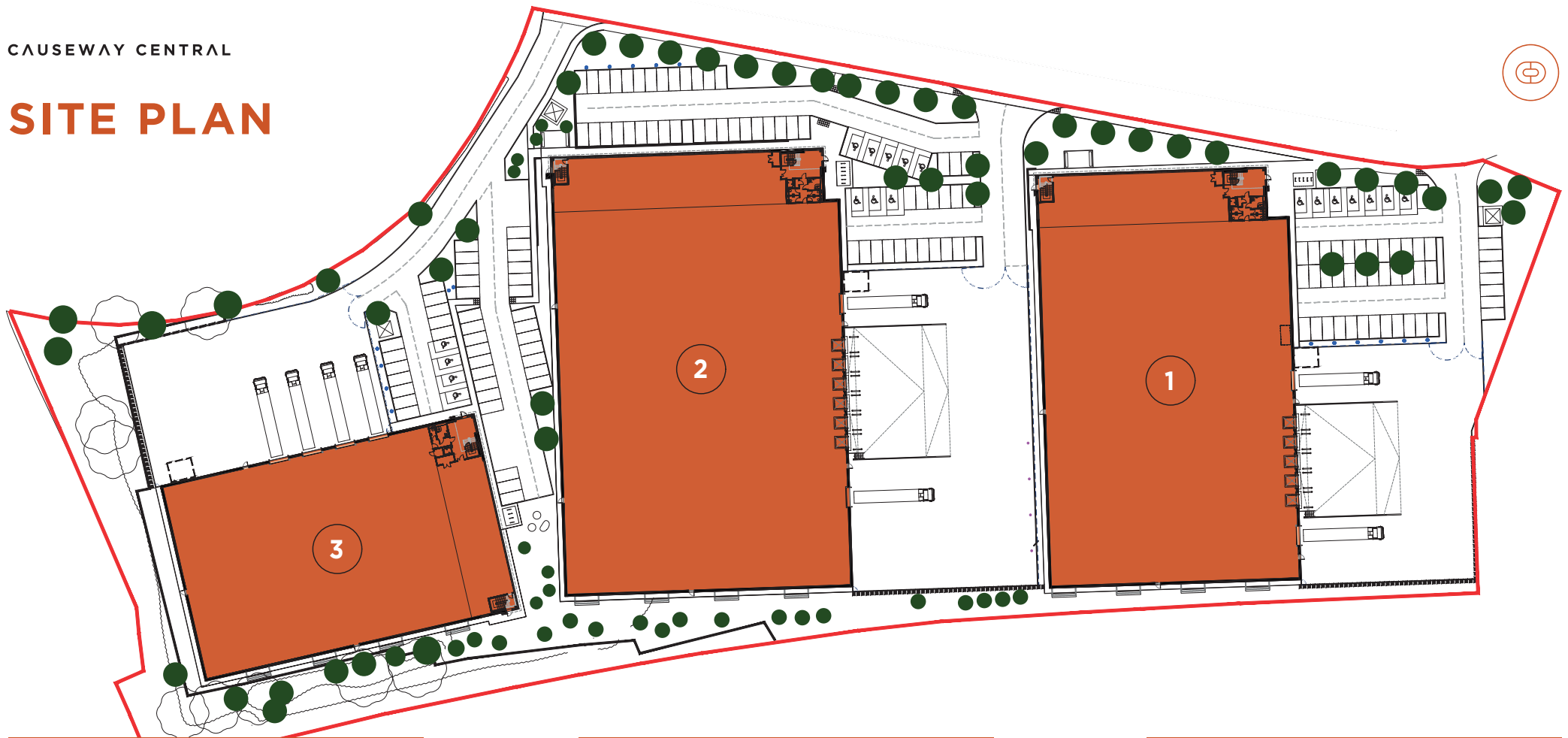
Cat A office
accommodation



Units Power Capacity
400 - 800 kVA



SITE PLAN



UNIT 1

	SQ FT	SQ M
Warehouse	47,113	4,377
First floor offices	5,522	513
TOTAL	52,635	4,890

Car parking spaces	52
EV Charging points	12
Dock level doors	5
Level access doors	2
Yard depth	36m
Eaves height	10m

UNIT 2

	SQ FT	SQ M
Warehouse	57,448	5,339
First floor offices	6,684	621
TOTAL	64,153	5,960

Car parking spaces	60
EV Charging points	12
Dock level doors	6
Level access doors	2
Yard depth	38m
Eaves height	12m

UNIT 3

	SQ FT	SQ M
Warehouse	29,493	2,740
First floor offices	4,273	397
TOTAL	33,766	3,137

Car parking spaces	55
EV Charging points	12
Level access doors	4
Yard depth	30m
Eaves height	9m

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 targeting a BREEAM rating of Excellent, which will put it in the top 10% of sustainable units.

REDUCE OPERATIONAL COSTS AND IMPROVE SUSTAINABILITY CREDENTIALS



Targeting BREEAM
"Excellent"



Targeting
EPC A+



Photovoltaic
roof panels



Warehouse
LED lighting



Securely fenced
yards



Cat A office
accommodation



Units Power Capacity
400 - 800 kVA



Ground level
loading provisions



Total of 167 car
parking spaces



35 electric vehicle
charging points



9 - 12 metres
clear height

IMPROVING STAFF WELL-BEING AND RETENTION

ESTIMATED PV SYSTEM

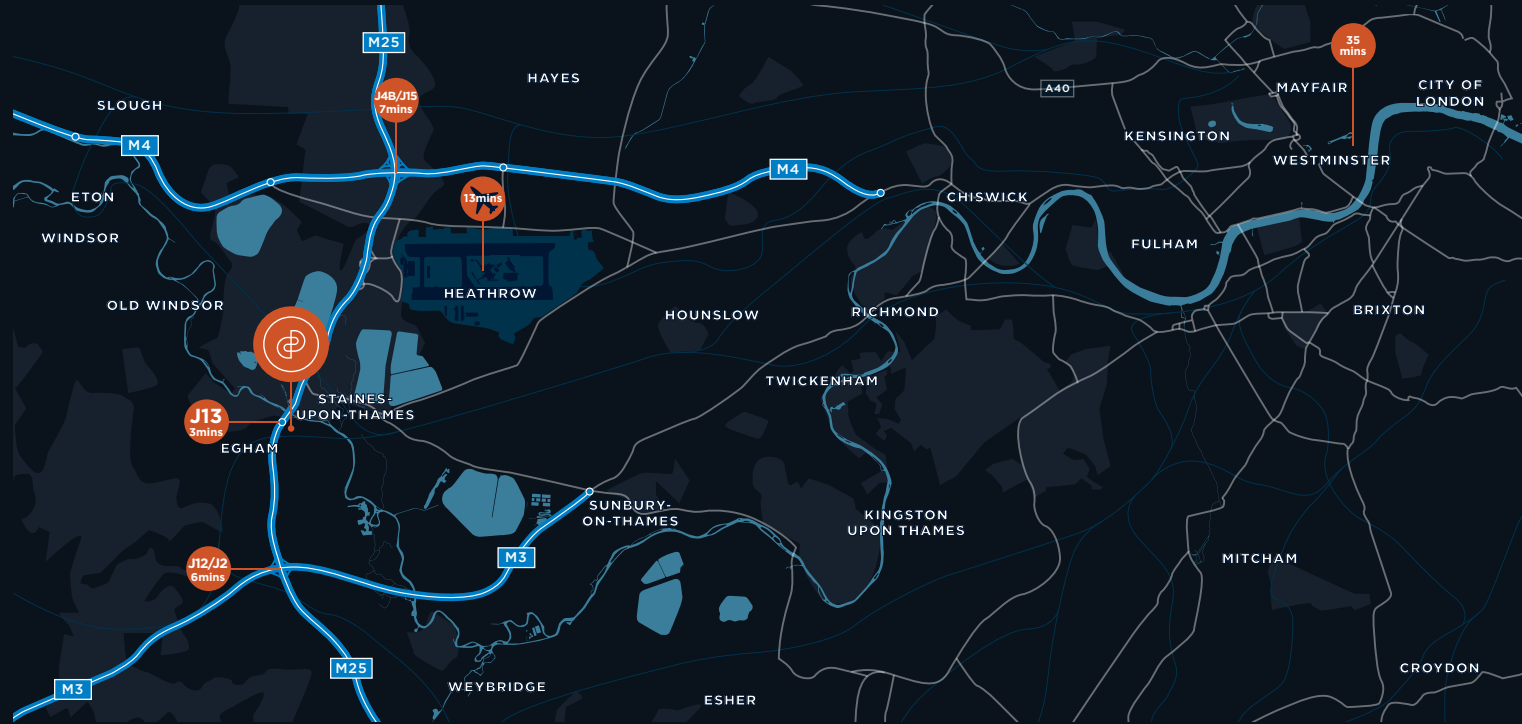
Unit	PV Area M ²	PV generated kWh/yr	PV CO ₂ emissions avoided kgCo2/yr	Energy Cost savings (up to) £ / year	Smart Export Payments (up to) £ / Year
1	780	115,705	14,630	17,355	2,895
2	880	130,500	16,500	19,575	3,265
3	560	83,070	10,505	12,460	2,080

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 13 minutes drive, making this a key location for London, UK and International business connections.

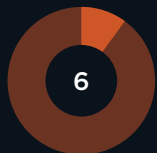


BY ROAD (TIME IN MINUTES)

Source: Google maps



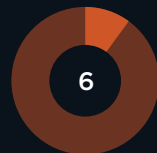
M25 (J13)



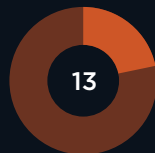
M25 (J12) /
M3 (J2)



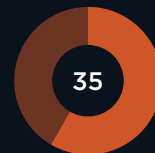
M4 (J4B)



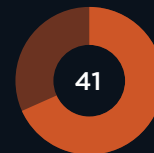
HEATHROW
AIRPORT T5



HEATHROW
AIRPORT T1, 2, 3 & 4



CENTRAL
LONDON



GATWICK
AIRPORT

BY RAIL (TIME IN MINUTES FROM STAINES STATION)

Source: National Railways



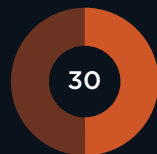
EGHAM



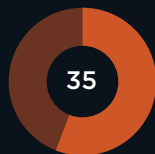
WEYBRIDGE



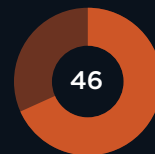
CLAPHAM
JUNCTION



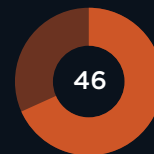
HEATHROW
AIRPORT



LONDON
WATERLOO

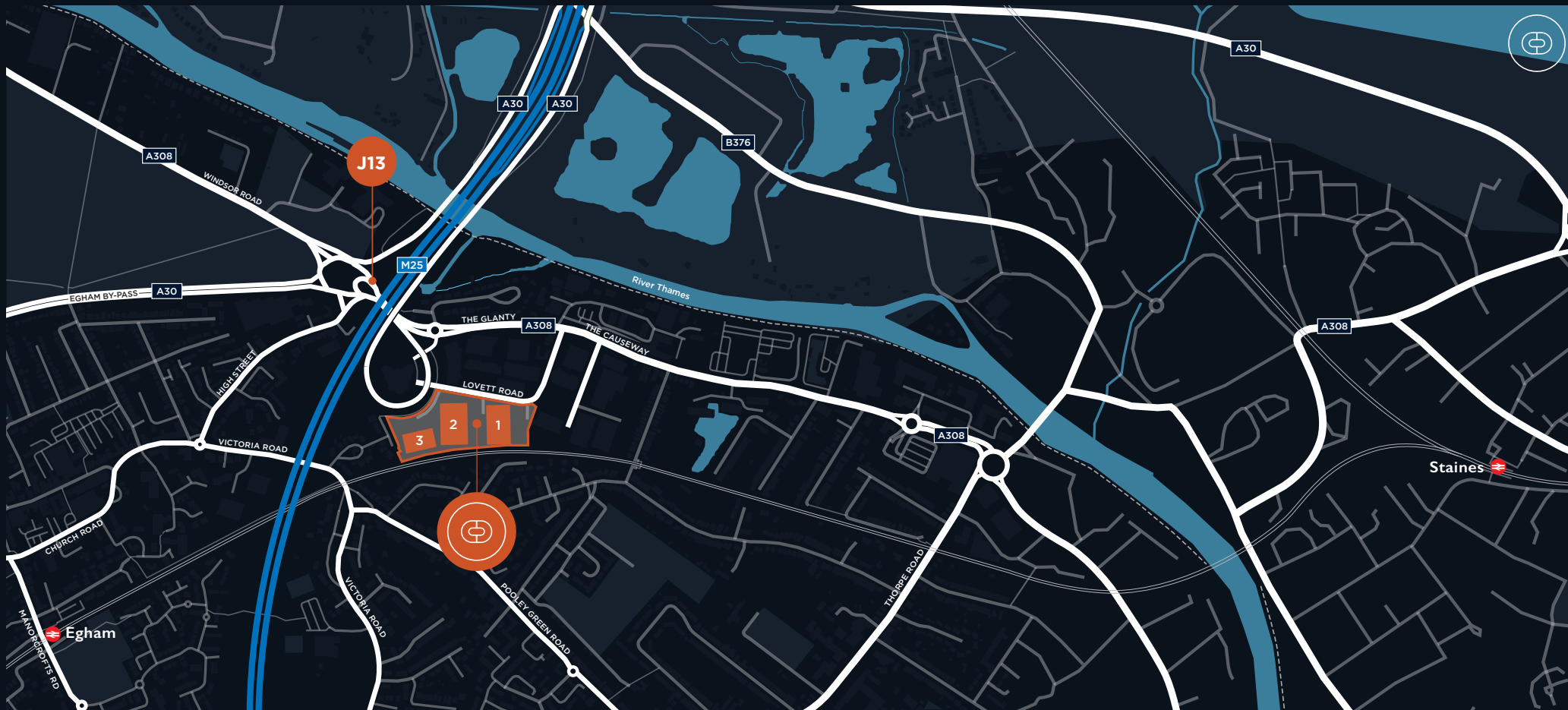


LONDON
VICTORIA



READING





LOCAL OCCUPIERS

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



020 3855 5790

ALEX KINGTON

alex.kington@logixproperty.com
07717 704538

BEN ROWE

ben.rowe@logixproperty.com
07841 460300



020 3328 9080

CHARLIE WING

charlie.wing@dtre.com
07483 068030

MADDIE MORIARTY

maddie.moriarty@dtre.com
07545 582097

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xlproperty.com



aimco.ca

causewaypark.co.uk/causeway-central

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