

NO.1  
CAUSEWAY  
PARK

TW20 9AH

12,581 - 37,542 sq ft Grade A offices

Grade A new build office - cutting edge design combined with the newest technology in an easy to reach location.



**1 Causeway Park provides high quality office space and amenities, set within the prominent 15-acre business park.**

The Causeway master plan includes 160,000 sq ft of additional office space, a 160 bed hotel, a discount food retailer, a new roadway with direct access onto The Causeway and M25 and two multi-storey car parks.

The building offers an open plan reception area with a co-working seating area, communal cafe and informal meeting space.

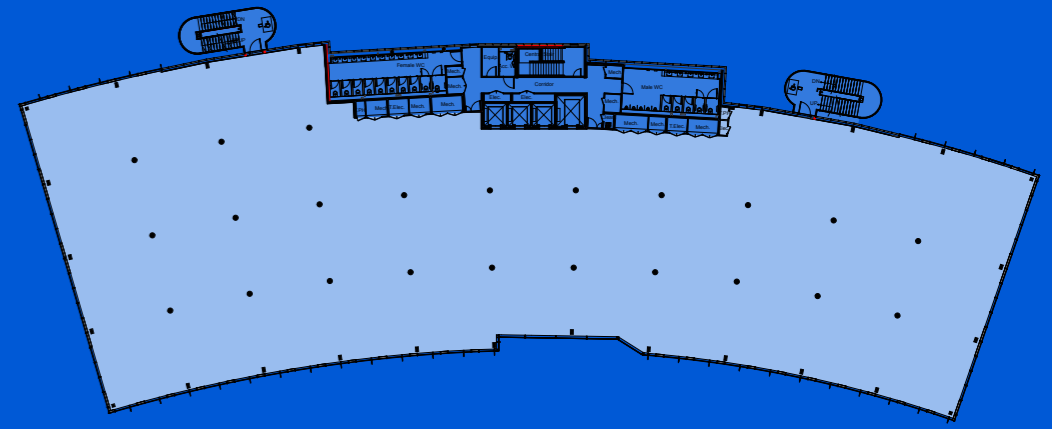
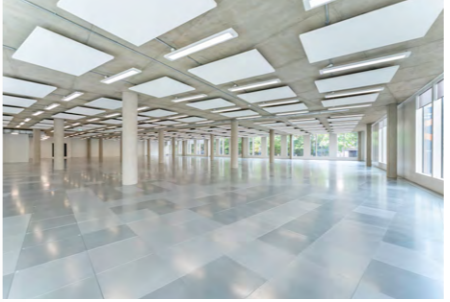
[Click for 360° tour](#)

# Expansive and flexible floorplates from 12,581 - 37,542 sq ft

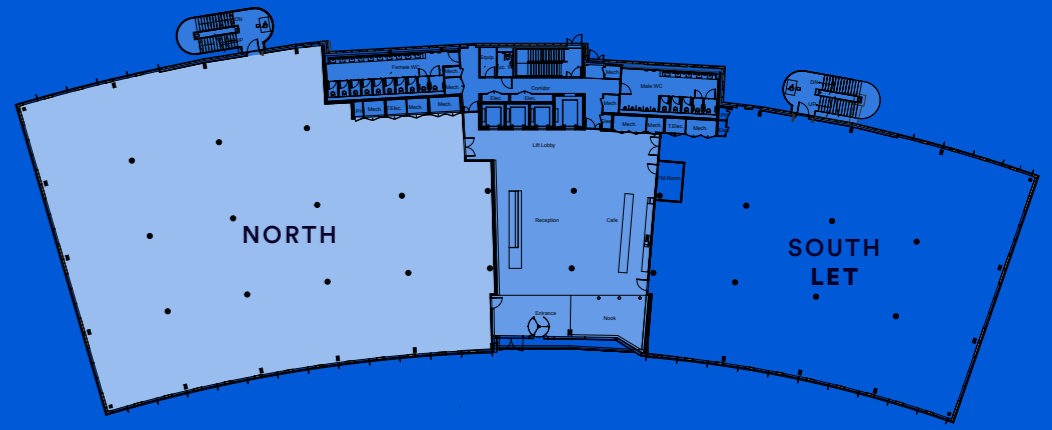
The available space is 37,542 sq ft split between the first and part ground floors. The CAT A space provides a modern work environment which complements the building's focus on ESG with its BREEAM excellent rating and EPC.

Floor		sq ft	sq m
First	Available	24,961*	2,318
Part ground	Available	12,581	1,168
Part ground	Let	8,485	788
<b>Total</b>		<b>46,026</b>	<b>4,276</b>

\*Can be split to offer smaller suites  
Areas in accordance with the International Property Measurement Standards (IPMS3)



First floor - 24,961 sq ft



Part ground floor - 12,581 q ft

Plans not to scale. For indicative purposes only.

- Underfloor VAV ventilation system
- Parking ratio of 1:280 sq ft
- Occupancy density 1:8 sq m
- Changing facilities & lockers
- Full access raised floors (400mm void)
- 4x passenger lifts
- Cycle stores
- 10 dedicated male and female showers
- BREEAM rating 'Excellent'
- EPC rating B
- GF reception with business lounge & café

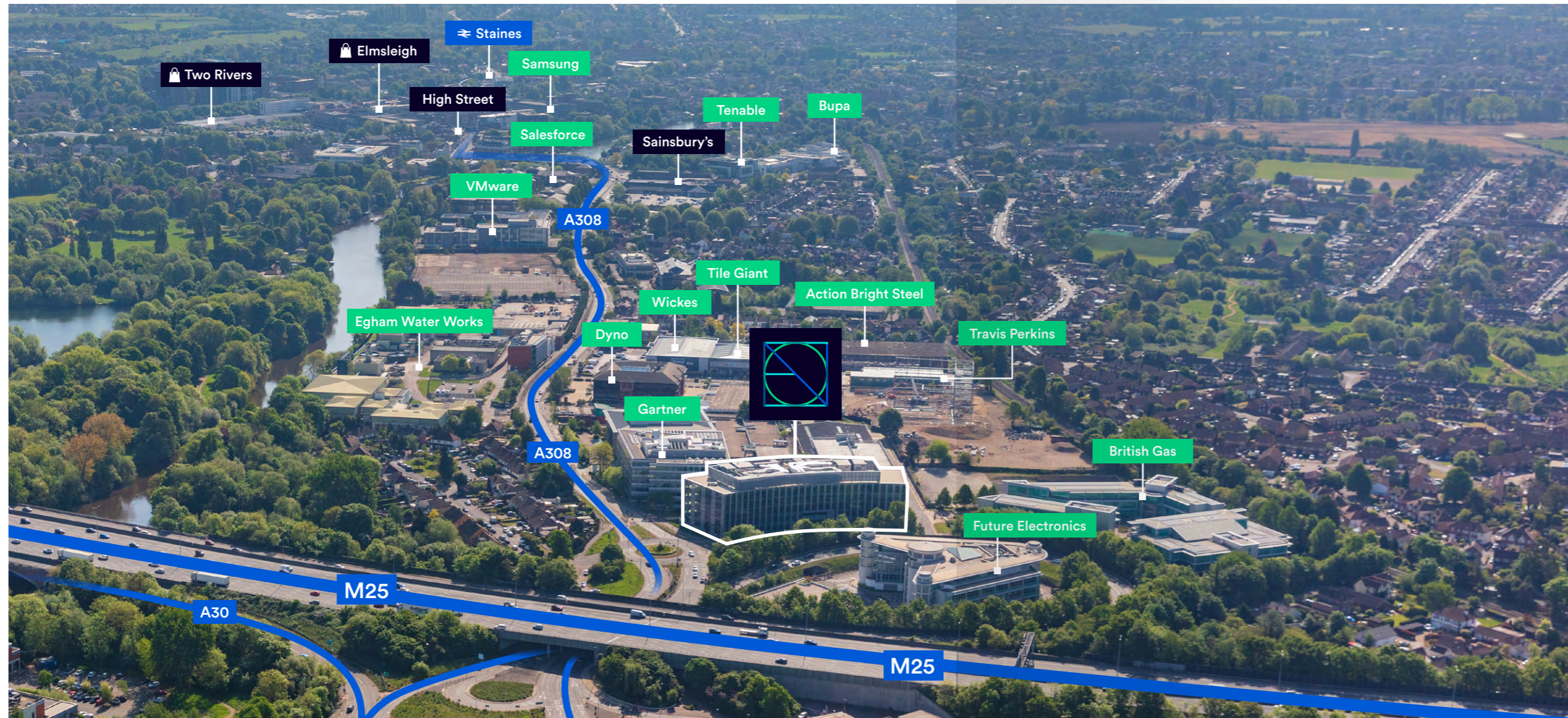
## 1 Causeway Park is well positioned between Egham and Staines-upon-Thames, benefitting from excellent transport connections.

The M4, M3, A3 and national motorway network are all directly accessible via the M25 which is accessed by the A30. 1 Causeway Park also benefits from being situated very close to London Heathrow, which can be reached by car in just a few minutes. Egham railway station can be reached by foot in under 15 minutes, providing frequent, fast trains into Waterloo in under an hour.

Nearby occupiers include British Gas, Future Electronics, VMware, Samsung, BUPA and Salesforce.

There are a number of retailers nearby including Sainsbury's, M&S, Tesco and Waitrose. Nearby food and beverage providers include Slug & Lettuce, Prezzo, Eat Thai, Costa, Starbucks and Bar 163.

The River Thames is also just a short walk away, as well as a number of green parklands.



### Leisure

1. CrossFit Staines
2. 360 Ultimate Fitness
3. Achieve Sports & Fitness
4. Vue Cinema
5. The Thames Path (River run)
6. Spelthorne Kayak & Canoe Club
7. PureGym Staines
8. Lammas Recreation Ground

### Food & Drink

1. Slug & Lettuce
2. The Bells
3. Prezzo
4. Eat Thai
5. Costa Coffee
6. Villa Rosa
7. Starbucks
8. Bar 163

### Retail

1. Sainsbury's
2. M&S
3. High Street
4. Elmsleigh Centre
5. Tesco
6. Waitrose
7. Two Rivers Centre

### Hotels

1. The Swan Hotel
2. Mercure London
3. Runnymede on Thames Hotel
4. Travelodge Egham



# Occupational Costs

## Rent

Upon Application.

## Service Charge

Upon Application.

## Business Rates

Interested Parties are advised to contact the relevant local authority to enquire.

## VAT

The building is elected for VAT.

# Lease

The premises are held leasehold with expiry in September 2032 and are available as a whole or in part, by way of an assignment or on flexible subleases for a term to be agreed.

# Contacts

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[onecausewaypark.co.uk](https://www.onecausewaypark.co.uk)

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