



flow

STAINES-UPON-THAMES

Prime office opportunity to Let
20,000 – 63,000 sq ft



Prominently situated on the riverside of The Causeway and less than 10 minutes from Staines town centre, Flow represents opportunity for business in all aspects.

Adjacent to J:13 of the M25 and only a 13-minute drive to all Heathrow terminals, and the wider national motorway network; makes this one of the Western Corridor premier office locations.

It's the reason why big business moves here, many brands like Gartner, Ricoh, Hitachi and Bupa have successfully established their businesses here.



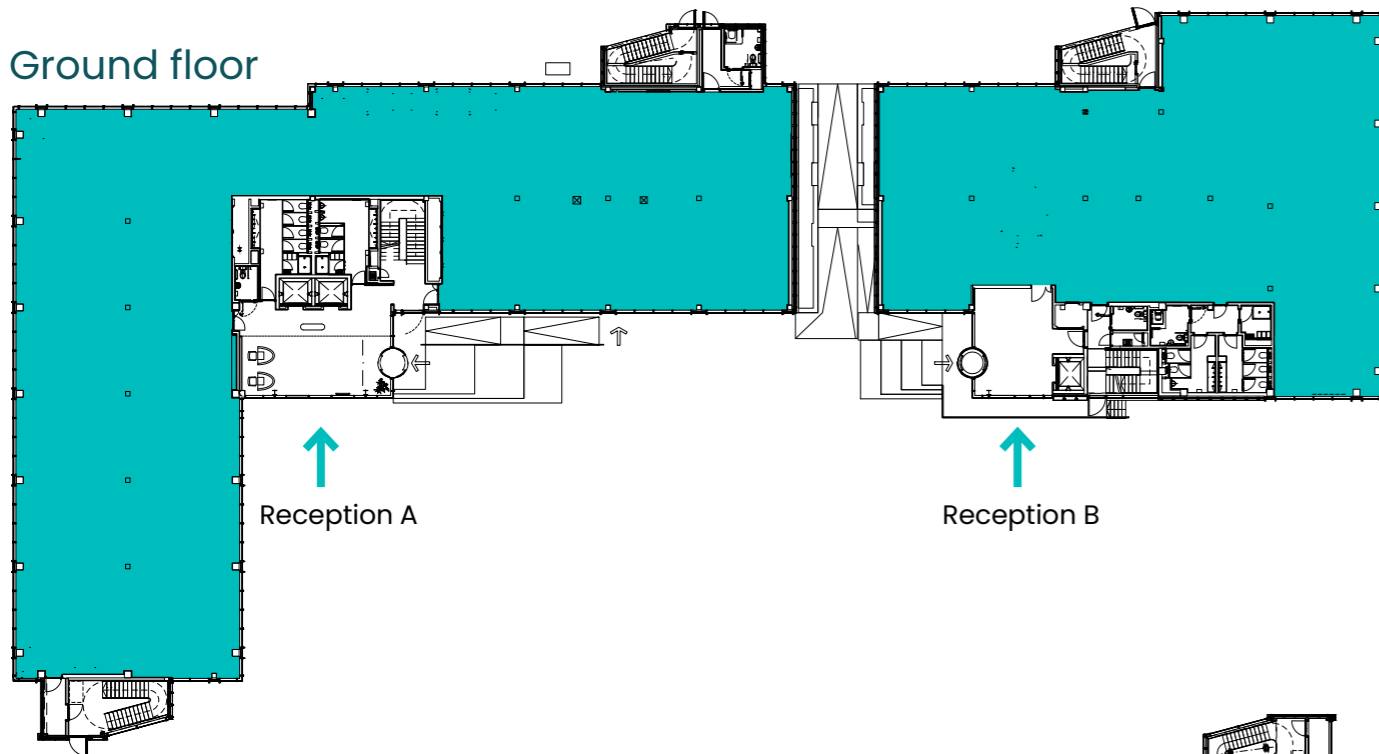
A striking Grade A , contemporary,
glazed steel structure, designed
for maximum daylight



Accommodation

The building offers open-plan flexibility over the ground and three upper floors, and is available as 2 separate, but adjoining buildings, capable of either single or multiple occupancy.

Ground floor



Second floor

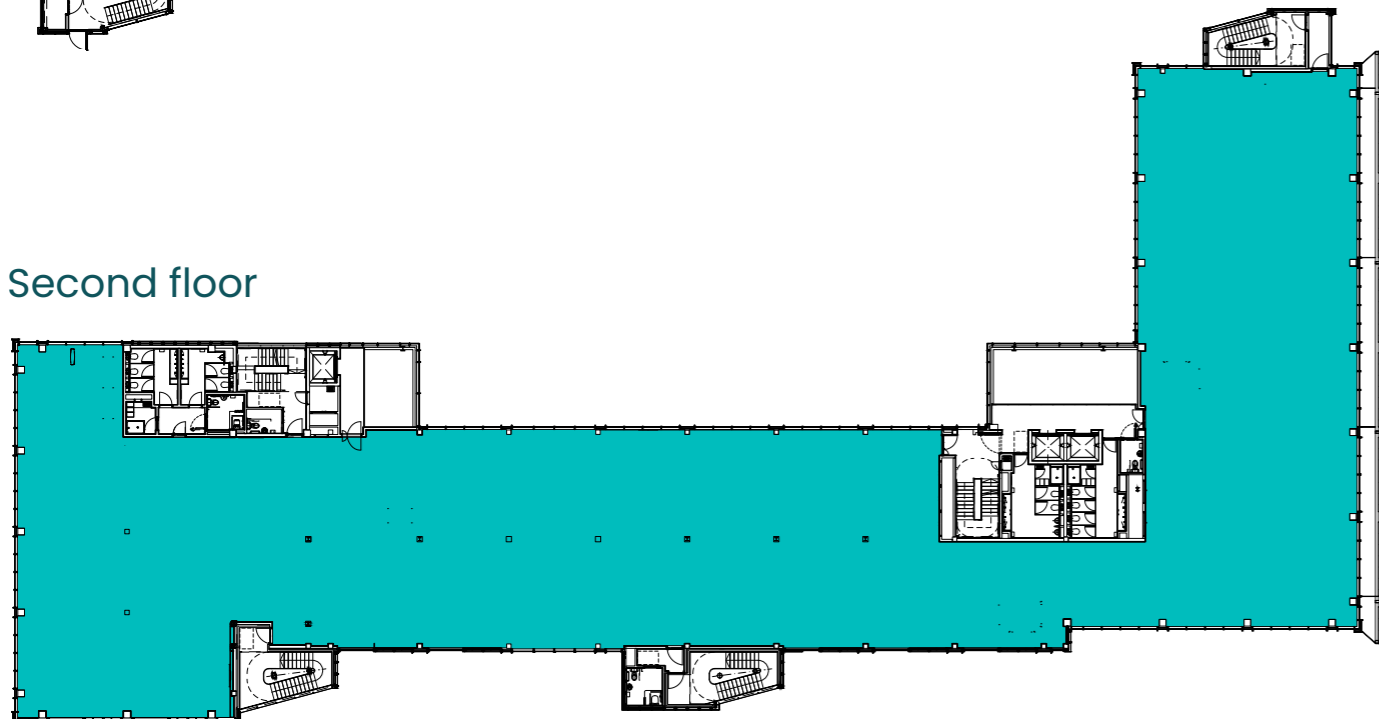
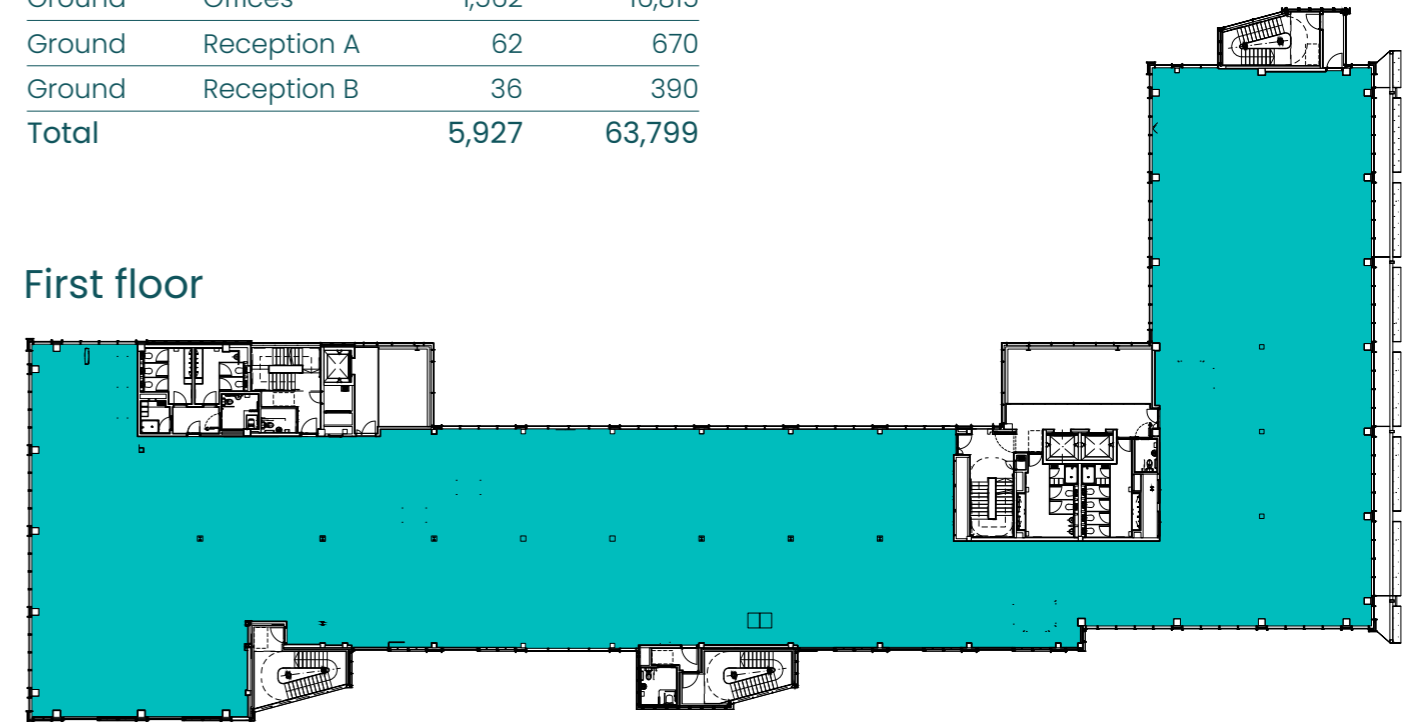


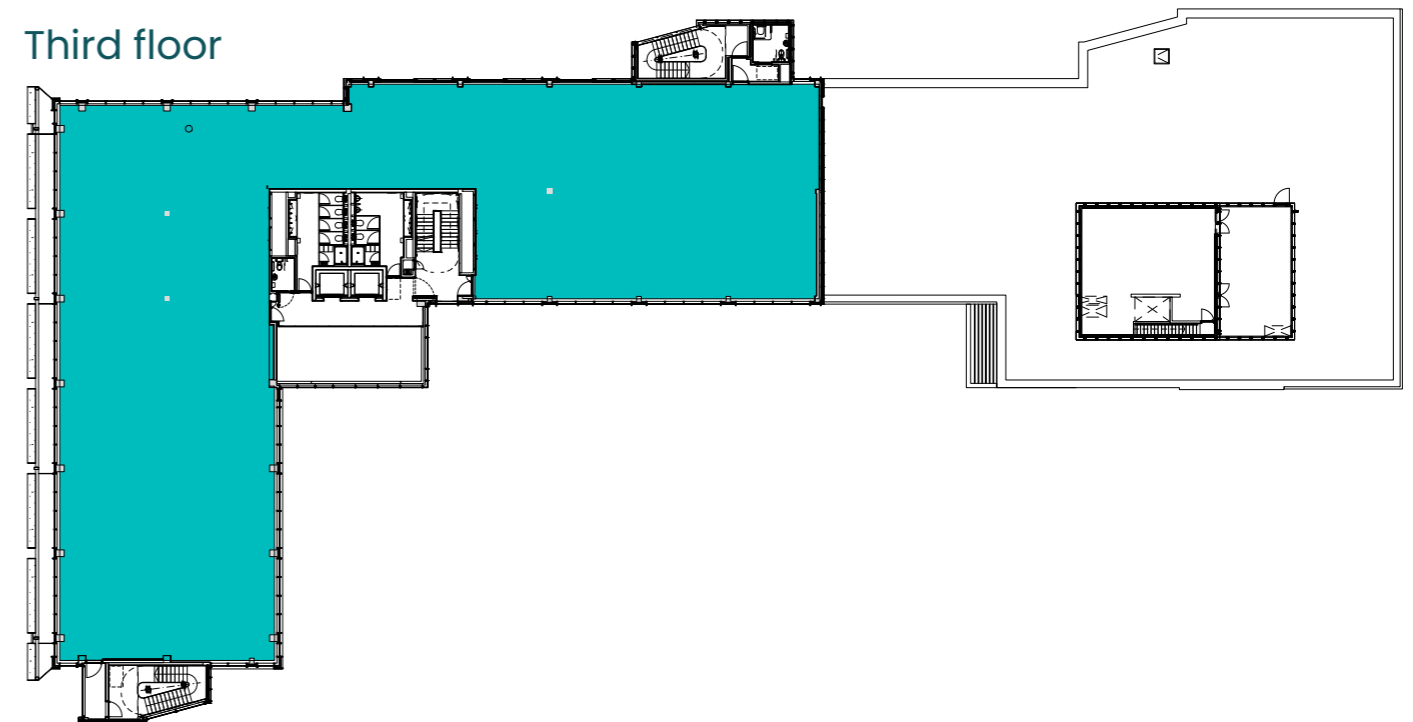
Table of Areas

Floor	Use	SQ M	SQ FT
Third	Offices	979	10,543
Second	Offices	1,643	17,681
First	Offices	1,644	17,700
Ground	Offices	1,562	16,815
Ground	Reception A	62	670
Ground	Reception B	36	390
Total		5,927	63,799

First floor



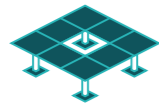
Third floor



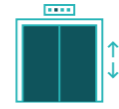
Specification



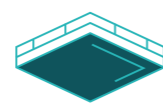
3 pipe VRV
Cooling System



Fully Accessible
Raised Floors



Three 13 person,
Passenger Lifts



Suspended
Ceilings



LG7 Compliant
Lighting



Male Female
Disabled showers &
changing facilities



Dedicated
Lockers



60 Covered
Cycle Stands



172 Car Parking
Spaces
(Ratio 1:371 sq ft)



Two dedicated
reception
areas



Green Credentials

The design of the building integrates leading energy saving technology, which has resulted in attaining a BREEAM Excellent and EPC B rating.

- Passive solar control with high performance glazing
- Water saving sanitary fittings
- Excellent Natural daylight reduces use of artificial lighting
- Automatic lighting control by daylight & PIR systems
- Smart real time energy analysis
- Renewable energy sources, solar electricity, solar hot water, air source heat pumps
- 17 Electric charging points
- Smart passive design reduces energy requirements
- Intelligent metering of energy & water consumption



13 EV Charging Points

60 Covered
Cycle Stands

4 EV Charging Points

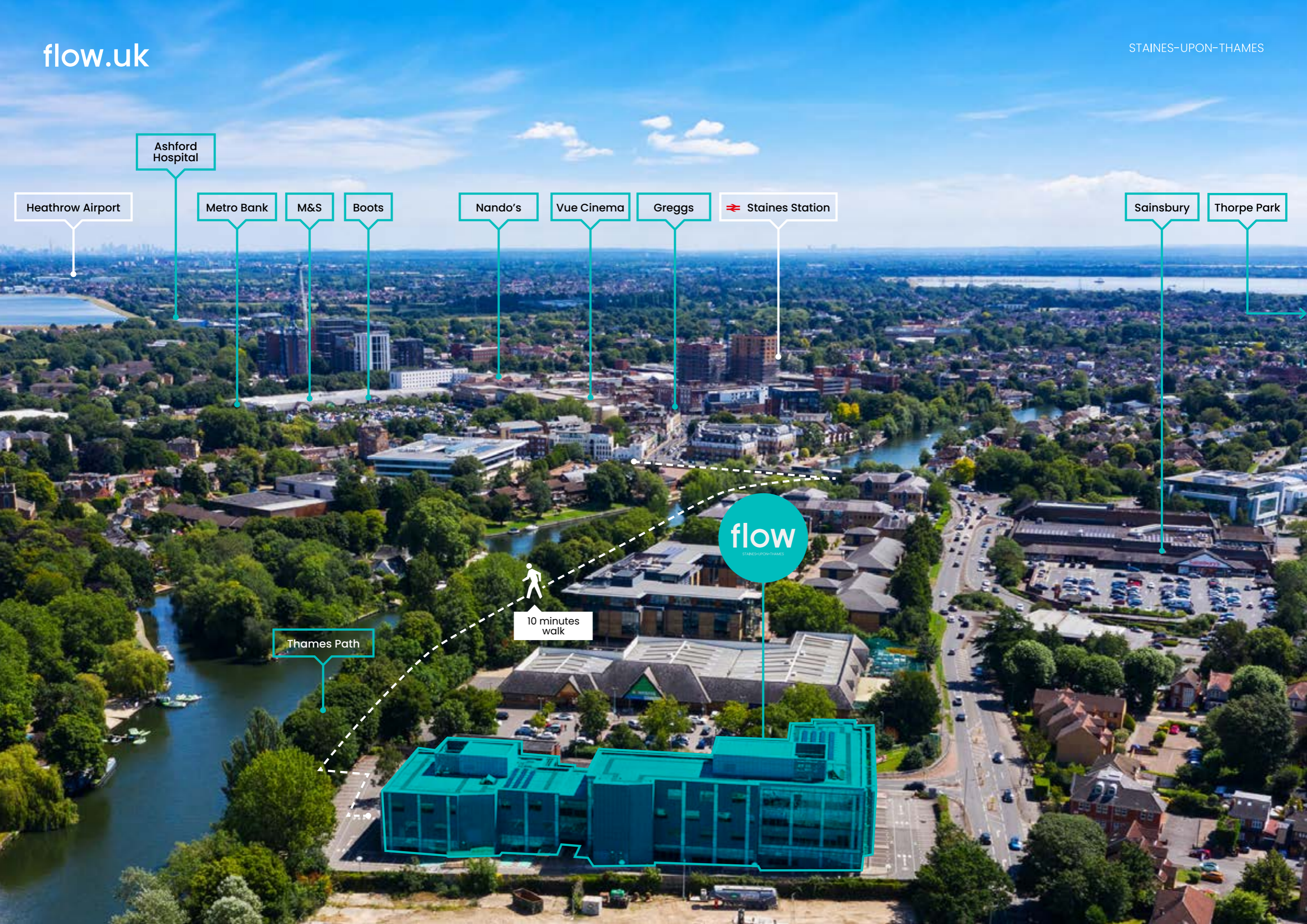
Disabled Parking







Prime office opportunity to let



Ashford Hospital

Heathrow Airport

Metro Bank

M&S

Boots

Nando's

Vue Cinema

Greggs

Staines Station

Sainsbury

Thorpe Park

Thames Path

10 minutes walk



Location

The building backs on to the riverside and is only a short drive to the green spaces of Runnymede and the Thames villages that run out of Staines and Egham.

The stations of Egham and Staines town centres are a short walk away, with regular trains to Reading and London Waterloo, as well as linking to the wider motorway network from the M25 (J:13), M4 (J:4B), M3 (J:2), M40 (J:1A), which are all under 10 minutes' drive.

For International connections, Heathrow and Gatwick terminals are easily reached in, 6 and 40 minutes respectively.

Drive Times

Location	miles	minutes
M25 (J13)	1	3
Heathrow Airport T5	4.5	6
Maidenhead	18	26
Central London	23	48
Reading	30	55
Oxford	51	85
Southampton	60	90

Source: Google Maps

Rail Times

(From Staines Station)

Location	minutes
Egham Station	5
Weybridge	23
Clapham Junction	26
Heathrow Airport	30
London Waterloo	35
London Waterloo	46
Reading	46

Source: National Railways



Local Amenities

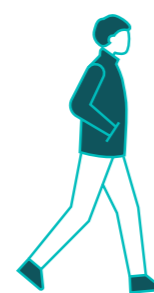
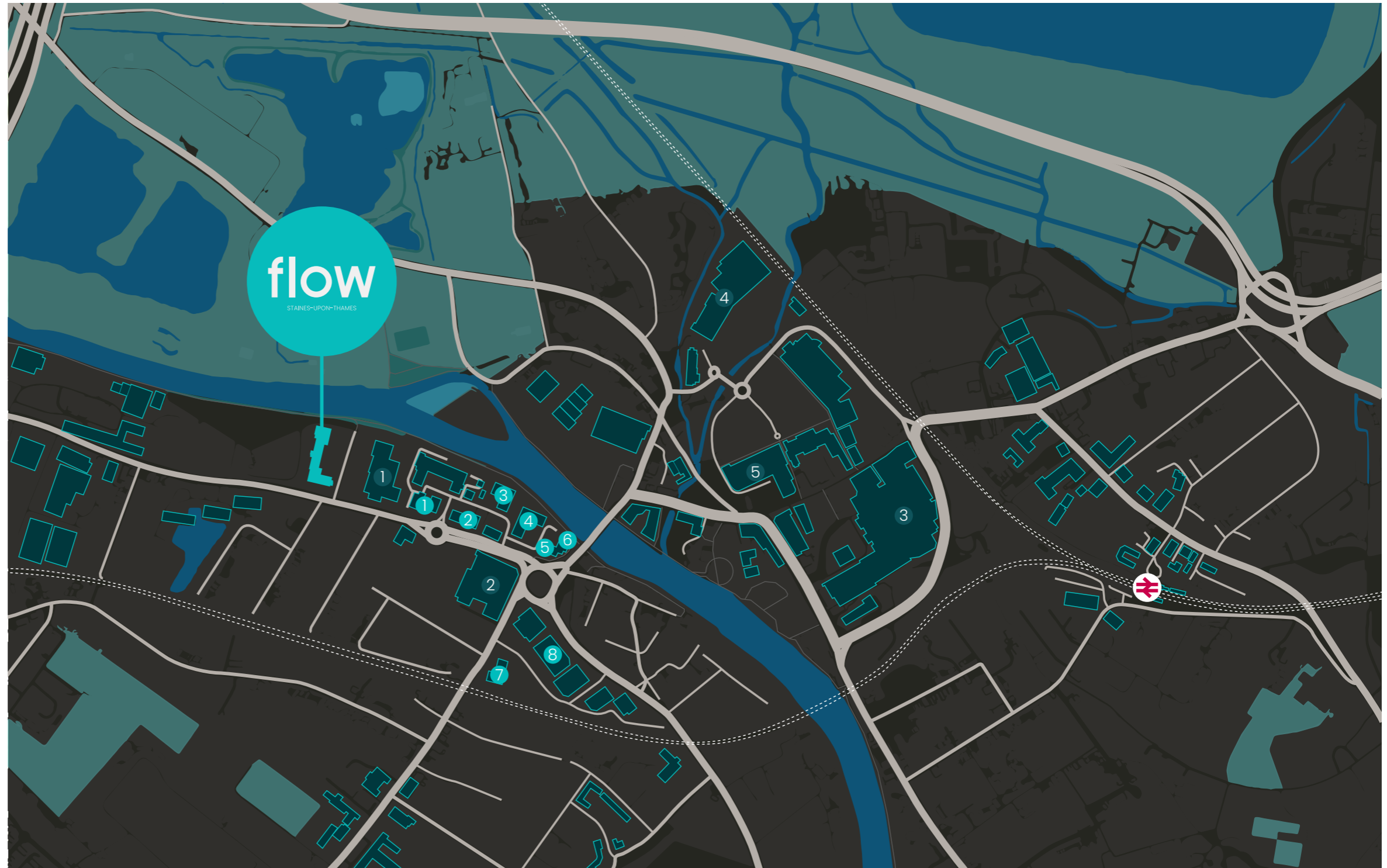
Flow benefits from a host of amenities on the doorstep. In the two major towns of Egham and Staines-upon-Thames there is an abundance of modern retail and leisure facilities, riverside bars and restaurants and a huge amount of surrounding green spaces. There are two main Shopping centres in town, the Two Rivers and Elmsleigh, and along the Causeway there is a Sainsbury's supermarket, two retail parks and within a 3 minute walk a large Aldi supermarket.

Key Office Occupiers

	mins walking
1 Salesforce.com	5
2 Dow	6
3 Audley Retirement	7
4 Ricoh	9
5 Regus	10
6 Shell	10
7 Hitachi	13
8 BUPA	14

Amenities

	mins walking
1 Causeway Retail Park - Homebase - Halfords	2
2 Sainsbury's Supermarket - Includes Starbucks Cafe - Argos	7
3 Elmsleigh Shopping Centre - Tesco Home	18
4 Two Rivers Shopping Centre - Next - Costa Coffee - M&S - Boots - Sports Direct - Gap	15
5 Vue Cinema	15



Walking times

Staines Station	15mins
Sainsbury's	12mins
Marks & Spencer	10mins
Halfords	8mins



flow.uk

TW18 3PR | M25 J:13

flow

STAINES-UPON-THAMES

savills

Andrew Willcock
+44 (0)7395 883 209
awillcock@savills.com

Olivia Fryer (nee Jones)
+44 (0)7951 041 788
OJones@savills.com

bray
fox
smith

Simon Knight
+44 (0)7818 012 419
simonknight@brayfoxsmith.com

Richard Harding
+44 (0)7730 817 019
richardharding@brayfoxsmith.com

This brochure, the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All floor areas quoted are estimated on a Gross External Area basis and should be verified by interested parties. 2024

Designed by
HEKTA