

# CAUSEWAY CONNECT

Causeway Connect  
Lagonda Way, The Causeway  
Staines-upon-Thames  
TW18 3FE

**Available Now**

**Distribution: 17,031 - 34,680 Sq Ft**  
**Trade: 4,080 - 6,414 Sq Ft**



# CONNECTING

# WEST LONDON

M25

A30

HEATHROW AIRPORT  
RIVER THAMES

THE CAUSEWAY

Wickes

GREGGS

TWO RIVERS SHOPPING CENTRE



halfords

HOMEbase

STAINES STATION

KwikFit

Sainsbury's

Tile Giant





# CONNECTING LONDON & THE SOUTH

The development fronts directly onto the The Causeway (A308) which links with the A30 and M25 (Junction 13). Staines town centre is within easy walking distance which offers excellent retail, hospitality and leisure facilities.

Also within walking distance is Staines Train Station which provides regular services into London Waterloo with a journey time of approximately 35 minutes. Heathrow Airport is just 4.5 Miles away with a drive time of approximately 14 minutes.

-  6,140,452 (9.41% of GB Population) Within 1 Hour Drive
-  18,854 Vehicles Annual Average Daily Traffic Flow
-  62% of Working Age Population Employed
-  2.3 Million Households Within 1 Hour Drive
-  Highest Quality Working Environment
-  6 Daily Buses Run Along The Causeway
-  Approximately 0.7 Miles from Staines Town Centre
-  Approximately 1.1 Miles from Egham Town Centre
-  Located on the River Thames
-  Only 1.1 Miles from Staines Station
-  Situated just 1.4 Miles from M25 (Junction 13)
-  Nearby Local Hotel & Supermarket Amenities



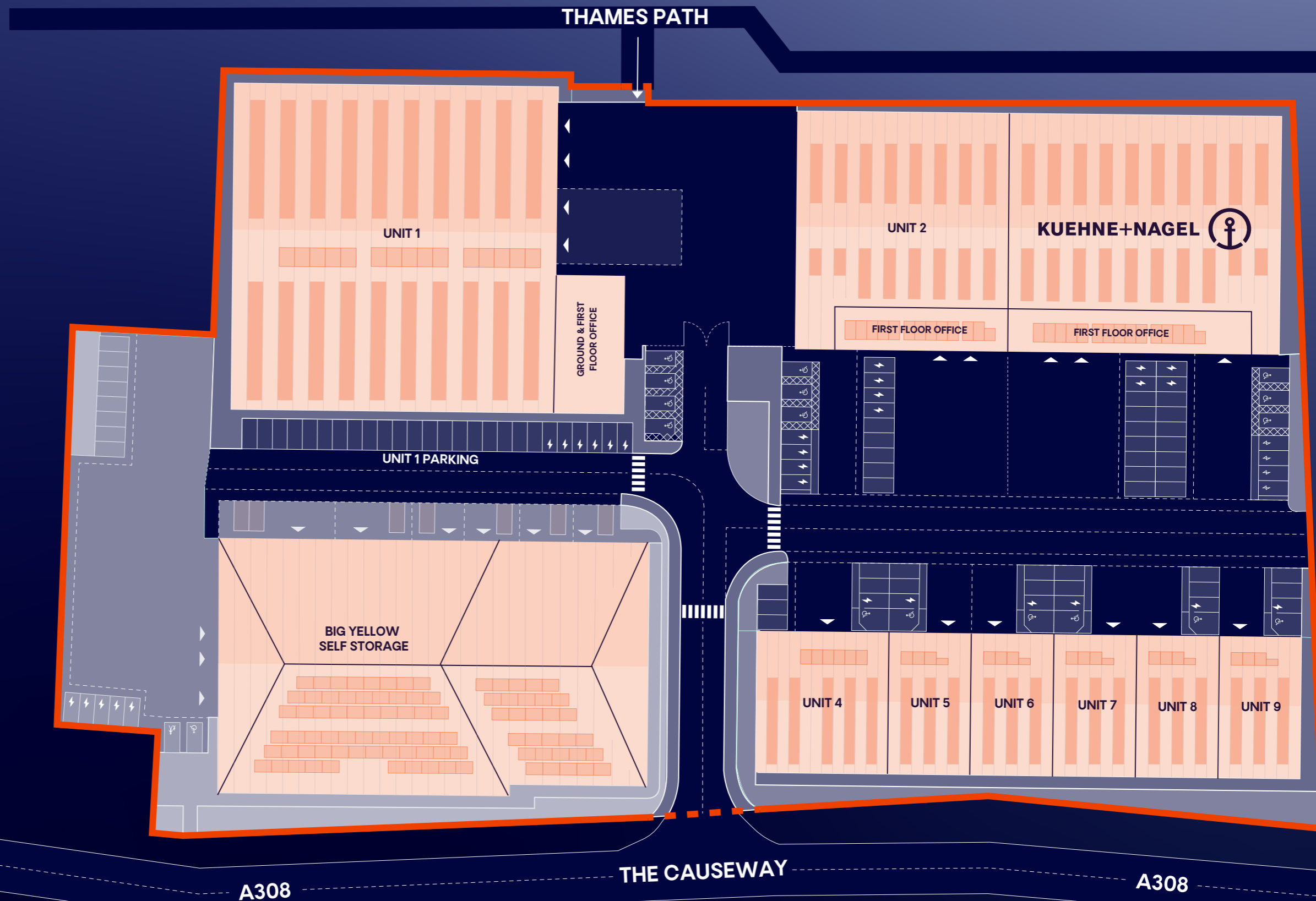
THE CAUSEWAY (A308)



# CONNECTING THE LOGISTICS & TRADE INDUSTRIES OF TODAY & TOMORROW



An exciting prominent development comprising a new Big Yellow Self Storage facility with an Innovation Centre of 5 starter units, 6 trade/roadside units and 3 warehouse distribution units.





# CAUSEWAY CONNECT UNIT 1

**WAREHOUSE/  
INDUSTRIAL UNIT TO LET**  
**34,680 SQ FT**

Unit	Warehouse (Sq Ft)	Ground Office (Sq Ft)	First Floor Office (Sq Ft)	Total (Sq Ft)	Total (Sq M)	Parking	Level Access Loading Doors	Dock Level Loading Doors
1	28,952	2,864	2,864	34,680	3,222	30	2	2

\*GEA



Unit 1  
Secure Yard



Gas  
Supply



Access to  
Thames Path



Grade A  
Offices



Floor Loading:  
50kN/m<sup>2</sup>



3 Phase  
Power



12m  
Eaves Height



Kitchenette  
Facilities





# CAUSEWAY CONNECT UNIT 2

**WAREHOUSE/  
INDUSTRIAL UNIT TO LET  
17,031 SQ FT**

Unit	Warehouse (Sq Ft)	Ground Office (Sq Ft)	First Floor Office (Sq Ft)	Total (Sq Ft)	Total (Sq M)	Parking	Level Access Loading Doors	Dock Level Loading Doors
2	14,041		2,990	17,031	1,582	16	2	-

\*GEA



Gas Supply



Access to Thames Path



Grade A Offices



Floor Loading:  
50kN/m<sup>2</sup>



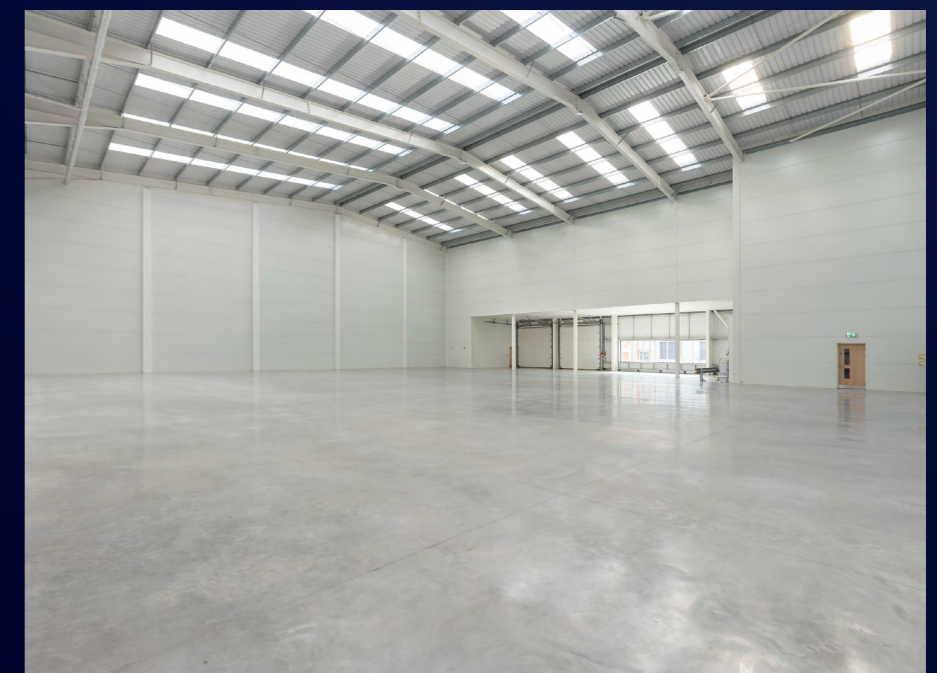
3 Phase Power



12m Eaves Height



Kitchenette Facilities





# CAUSEWAY CONNECT TRADE

**6 NEW ROADSIDE  
TRADE UNITS  
4,080 - 6,414 SQ FT**



3 Phase  
Power



6m Eaves  
Height



Trade Counter  
Entrance



Floor Loading:  
35kN/m<sup>2</sup>



Single Electric  
Loading Door



WC  
Per Unit



Shell  
Mezzanine

Unit	Warehouse (Sq Ft)	First Floor Office (Sq Ft)	Total (Sq Ft)	Total (Sq M)	Parking
4	5,059	1,355	6,414	596	7
5	3,223	861	4,084	379	4
6	3,230	869	4,099	381	4
7	3,219	861	4,080	379	4
8	3,233	871	4,104	381	4
9	3,239	872	4,111	382	4

(Units are available separately or combined)

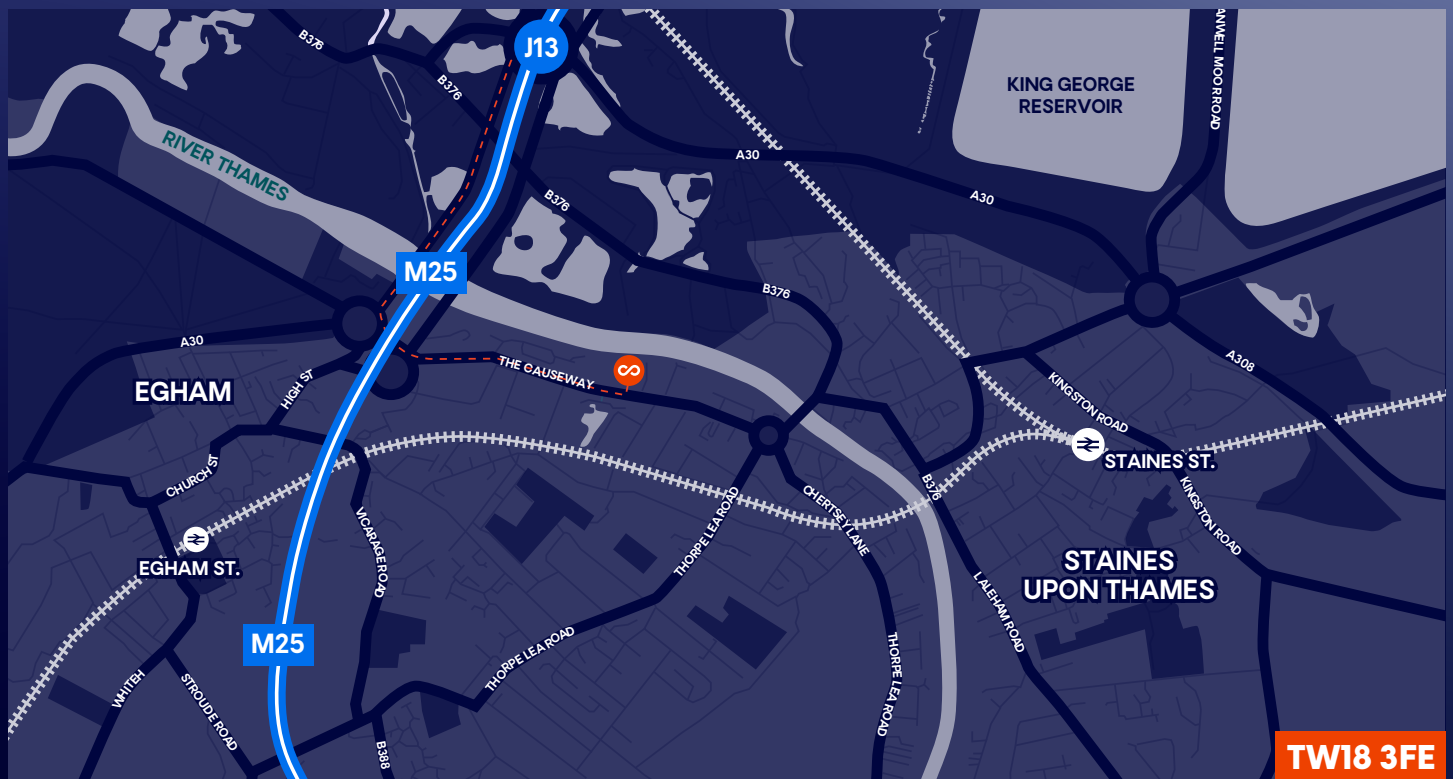
\*GEA



# LOCATION & CONNECTIONS

Destination	Distance	Drive Time
M25 J13	1.4 Miles	4 mins
Staines Station	1.1 Miles	8 mins
Heathrow	4.5 Miles	9 mins
Egham Station	1.2 Miles	26 mins
Gatwick Airport	37 Miles	50 mins
London West End	23 Miles (via M4)	55 mins
Southampton	60 Miles (via M3)	1hr 5 mins

Destination from Staines Station	Rail Time
Twickenham	11 minutes
Clapham	26 minutes
Waterloo	35 minutes



## CONNECT FURTHER



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