

Telecommunications Connectivity

Fixed Network and Mobile Coverage Assessment

3 Lotus Park

The Causeway
Staines-Upon-Thames
TW18 3AG



FIXED NETWORK SERVICES

BUILDING ENTRIES	
DUCT ENTRIES	8No. TOTAL
LOCATION	BASEMENT (INTAKE CUPBOARD)
OTHER	BASEMENT CAR PARK
SECURITY	EXCELLENT (INTAKE CUPBOARD)
OWNERSHIP	BT / LANDLORD
DIVERSITY AVAILABLE	YES – PHYSICAL & BY CARRIER
CAPACITY	SPARE CAPACITY AVAILABLE

CARRIERS	
BT OPENREACH	IN BUILDING
VODAFONE	IN BUILDING
ELEVATE	IN BUILDING
VIRGIN MEDIA	LOCAL ENVIRONS

SERVICES	
BT OPENREACH	COPPER + FIBRE SERVICES – BASEMENT INTAKE CUPBOARD ADSL BROADBAND AT 6-12Mbps
ELEVATE (FORMERLEY TELCOM)	DAY ONE FIBRE SERVICES – DISTRIBUTED THROUGHOUT THE BUILDING FAST FIBRE UPTO 10Gbps (SUBJECT TO AVAILABILITY)
VODAFONE	FIBRE SERVICES – BASEMENT INTAKE CUPBOARD (BFP)

ADDITIONAL SERVICES	
LANDLORD	N/A
OTHERS	N/A

BUILDING DISTRIBUTION	
RESILIENCE	SECURE PRIMARY INTAKE LOCATION IN BASEMENT INTAKE CUPBOARD
RISERS	SECURE RISERS AVAILABLE – EAST TENANT RISER & WEST TENANT RISER
SECURITY	GOOD SECURITY THROUGHOUT, PRIMARY INTAKE IN RESTRICTED ACCESS AREA
TENANT ACCESS	GOOD CONNECTIVITY/EASE OF INSTALL FROM RISER VIA CEILINGS/RAISED FLOORS

MOBILE NETWORK SERVICES

OPERATOR SERVICES	THREE (4G, 5G ONLY), VODAFONE (2G,4G, 5G), O2 (2G,4G, 5G+) & EE (2G,4G,5G+) SERVICES
COVERAGE SUMMARY	GOOD/VARIABLE COVERAGE ACROSS ALL OPERATORS (PREDICTED VARIABLE INDOOR 5G+ SERVICES AVAILABLE ON O2 & EE)
BUILDING SOLUTIONS	NO COVERAGE SOLUTIONS IN PLACE AT THIS TIME

SUMMARY

Fixed Network Services		In-Building Mobile Network Services							
BT Openreach	Excellent	Operator	2G	3G	4G	5G	5G+	Voice	Data
Other Carriers	Good	Three	x	x	✓	✓	x	Good	Good
Services in Building	Excellent	Vodafone	✓	x	✓	✓	x	Good	Good
Risers	Excellent	O2	✓	✓	✓	✓	✓	Good	Good
Building Distribution	Excellent	EE	✓	x	✓	✓	✓	Good	Good



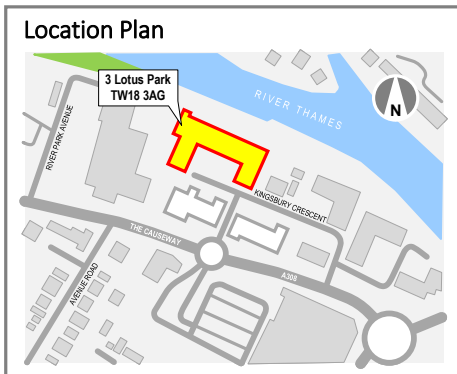
Fixed Network Connectivity - Carrier Study

3 Lotus Park, The Causeway, Staines-Upon-Thames, TW18 3AG

STRUCTURE

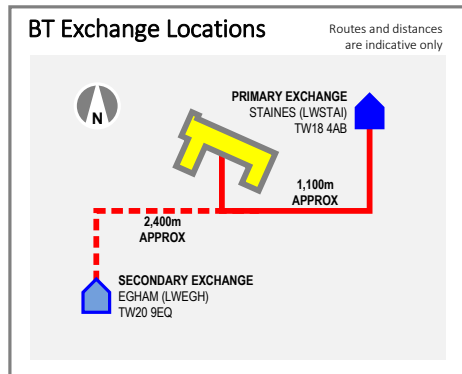
3 Lotus Park is an established commercial property located on The Causeway in Staines-Upon-Thames. The building extends to ground and two upper floors plus basement car parking and plant rooms affording high quality refurbished office accommodation with raised access floors and suspended ceilings throughout. The building is of typical frame construction with a mixture of brick and glazed facades and sits within a town centre environment with other commercial properties of varying height in all directions.

TOPOGRAPHY



BT Exchange Information

Primary Exchange (1,100m approx)	STAINES (LWSTAI) TW18 4AB
Secondary Exchange (2,400m approx)	EGHAM (LWEGH) TW20 9EQ



BT SUMMARY

3 Lotus Park is located approximately 1,100m from the BT Staines Exchange, which is situated to the north east of the building. This exchange provides excellent services including ADSL, ADSL+, 21CN WBC, FTTC (to some areas) and FTTP (to some areas). Based on the standard copper services, Staines Exchange can offer ADSL broadband speeds of around 6-12Mbps at this time. This exchange has been enabled to provide Fibre 2 services over FTTC with speeds of up to 80Mbps download and 20Mbps upload and FTTP technology with speeds of up to 900Mbps. However, FTTP technology does not currently extend to the property and there are no plans to build in this area (according to the Openreach website). Egham Exchange to the south west affords a similar range of services, and could provide a level of diversity and resilience across BT business services if required.

TELECOMS CARRIERS

Telecommunications carriers with owned infrastructure located in the building or adjacent to the building are listed below for information. In addition to these, there are a number of alternative carriers that can provide service, albeit over a third party network such as BT. It must be noted that the presence of infrastructure within the search area does not constitute availability of service to any specific building.

- British Telecom** Tel: 0800 800 152 www.bt.com
- Virgin Media** Tel: 0800 953 0180 www.virginmedia.com
- Vodafone** Tel: 0808 099 8877 www.vodafone.co.uk/business
- Elevate (Formerly Telcom)** Tel: 0330 191 58879 www.elevate.uk

SUMMARY

The BT copper and fibre services available at Staines Exchange, and added resilience of a second exchange afford 3 Lotus Park an excellent level of services to meet today's business needs with the added advantage of potentially good diversity and resilience opportunities. The physical presence of alternative carriers infrastructure to BT from Vodafone in the building and Virgin Media in the local environs affords an excellent choice of alternative carrier to provide fibre services to any incoming tenant at this time albeit subject to network extension and new building entry requirements in respect of Virgin Media. The building also benefits from day one fibre connectivity services provided by Elevate (formerly Telcom) over BT infrastructure that enables tenants to procure a connection with minimal lead times and typically without the requirement for a Wayleave (subject to confirmation).

RATING		BT		OTHERS	
BT	4	1	Low (Copper only)	1	None (No alternative carriers adjacent to site)
OTHERS	4	2	Fair (Copper internal / fibre in environs)	2	Fair (Carrier services in local environs)
		3	Good (Copper internally / fibre externally)	3	Good (Carrier services adjacent to building/site)
		4	Excellent (Copper/fibre internally) with diversity	4	Excellent (Carrier services in building/site)

GLOSSARY OF TERMS

- ADSL (Asymmetric Digital Subscriber Line)** Asymmetric line speed, the speed from the internet to the user, and the user to the internet are different. Feed over copper cable, governed by distance from exchange to user. (co-exists with voice services)
- ADSL+ (Asymmetric Digital Subscriber Line+)** Asymmetric line speed as above, but with faster connections both downstream and upstream over similar distance following roll-out of BT's 21CN Wholesale Broadband Connect (WBC).
- FTTC (Fibre to the Cabinet)** Provides fibre to the cabinet, shortening copper cable length requirements to enhance speed
- VDSL (Very High-Speed Digital Subscriber Line)** High-speed internet connection that uses existing copper cables capable of delivering speeds up to 100Mbps download (subject to cable length). Traditional voice services can co-exist but will be phased out soon
- G.FAST (Digital Subscriber Line)** High-speed internet connection that uses existing copper cables capable of delivering speeds up to 330Mbps download (subject to cable length).
- FTTP (Fibre to the Premises)** Provides fibre direct to the premises at a lower cost than that of standard lease line products
- LLU (Local Loop Unbundling)** Is the process by which third party network operators are able to install equipment into BT exchanges in order to deliver their own services without having to utilise BT's network.
- BT Fibre Essential, Fibre 1, 2, 100, 300 and 900** (British Telecom) Fibre to the cabinet/premises delivered services from enabled exchanges providing broadband speeds of up to 900Mbps download (subject to conditions) at a lower cost to that of traditional leased fibre services.

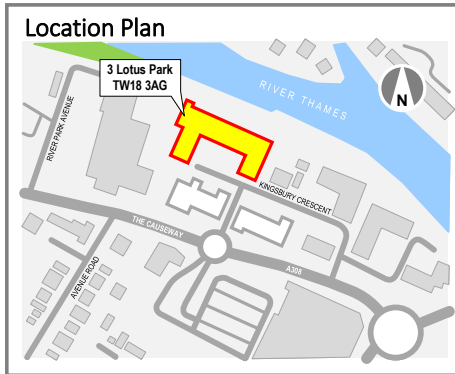
Mobile Voice / Data Appraisal - Coverage Predictions

3 Lotus Park, The Causeway, Stains-Upon-Thames, TW18 3AG

STRUCTURE

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TOPOGRAPHY

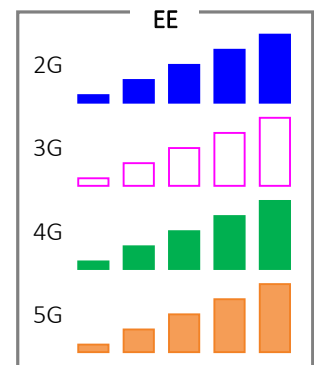
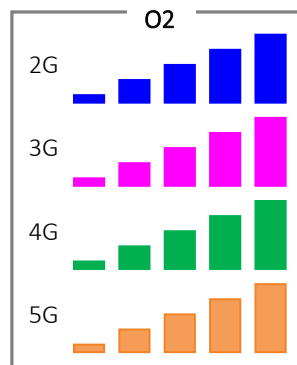
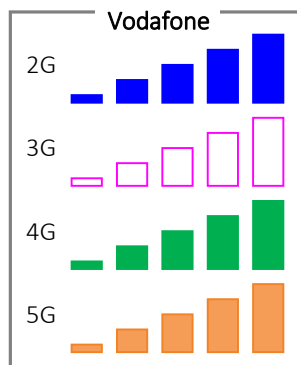
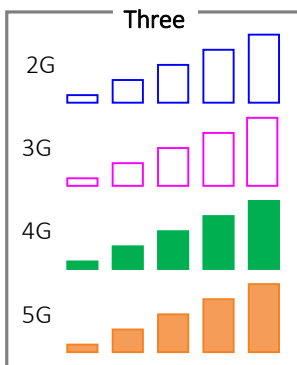


- Local/Building Observations**
- SG monopole mast located on The Causeway
 - Adjacent buildings of varying height in all directions
 - Building fabric consists of brick with feature glazing
 - No noted mobile equipment located on rooftop
 - No noted in-building coverage solutions in place

Building Environment



STREET LEVEL COVERAGE



OBSERVATIONS

Following our review of the mobile operators coverage details, 3 Lotus Park affords an excellent level of macro coverage from all operators for 4G services. There is availability of good outdoor 5G services for all operators. 5G+ on EE and O2 has recently been rolled-out and provides good outdoor coverage. Based on this information it is considered to be a location that affords an excellent level of overall coverage at street level for 2G, 3G (at present), 4G & 5G services, with a good level of 5G+ services at this time. Any high concentration of users within the buildings may impact on the capacity available especially if this is confined to any one single network operator.

COVERAGE KEY - Street Level

- No coverage at this location
- Limited external coverage, indoors unlikely
- External coverage variable with limited indoor capability
- External coverage most areas, variable indoor capability
- Good external coverage, indoor coverage in small buildings
- Excellent external coverage, good indoor coverage in most buildings

PREDICTIONS

Surrounding buildings, the distance and direction of the serving cells and building construction can all impact on the penetration of signal throughout a building. Based on the location and serving cells, it is envisaged that a good/variable level of coverage will be present throughout the building for 2G, 3G and 4G services. Predicted in-building coverage across 5G services is considered good/variable at this time. In cases of coverage issues, each of the operators can provide solutions to enhance their service of which we can provide details and assist in their procurement and installation should they be required. This extends to full in-building coverage, or specific areas or floors by means of Femto Cell or Repeater technology. Further to the coverage levels, the availability of service is dependant on capacity. This is the volume of data and simultaneous voice calls the macro cell can accommodate at any one time. Capacity issues result in 'network busy' messages or dropped calls. The level of capacity can be addressed by the operators should the building be populated with a high number of users on a single network which will impact on both them and others using the same cell.

INDOOR SUMMARY

OPERATOR	2G	3G	4G	5G	5G+
Three	0	0	4	4	0
Vodafone	4	0	4	4	0
O2	4	4	4	4	4
EE	4	0	4	4	4

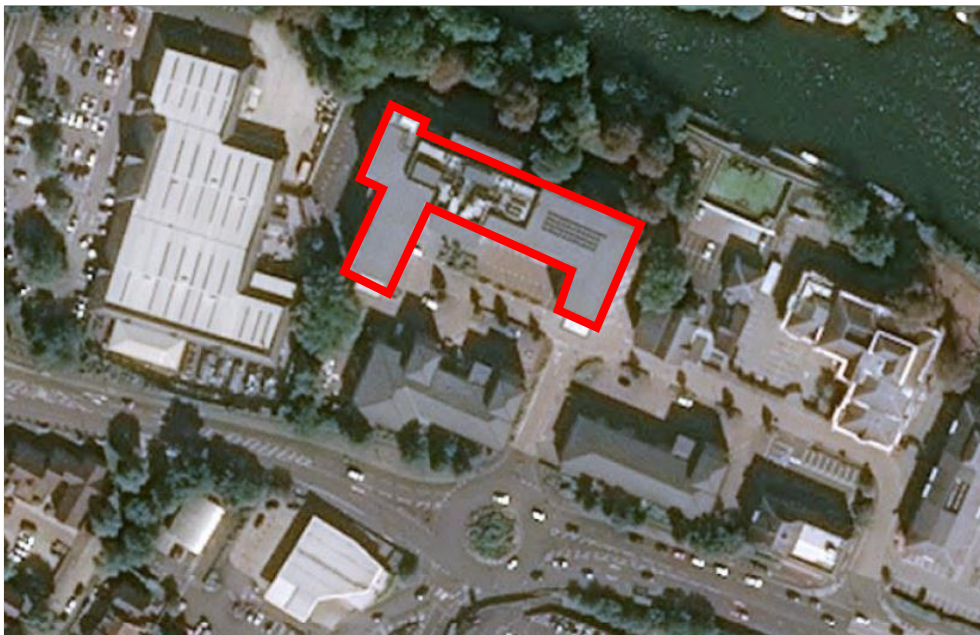
■ Three operates a 4G/5G network only ■ 3G will be retired early 2026 ■ 2G will be retired by 2033

COVERAGE KEY - Indoor prediction

- 0 NONE (No indoor coverage at this location)
 - 1 POOR (Indoor coverage unlikely)
 - 2 LOW (Limited indoor coverage)
 - 3 FAIR (Variable coverage in all buildings)
 - 4 GOOD (Good to small buildings, variable in larger buildings)
 - 5 EXCELLENT (Good coverage in most buildings and areas)
- It should be noted that the location, building fabric / materials, surrounding environs impact on the ability of RF penetration and these predictions are for guidance only

Fixed Telecoms Appraisal Summary

In addition to the Fixed Network carrier study completed, a review by survey of the building was undertaken on the 18th March 2026. The purpose of this survey was to clearly identify the presence of all fixed telecommunications carrier's infrastructure in the building, adjacent to or within the local environs.



SITE AERIAL VIEW (Building highlighted in red)



VIEW LOOKING NORTH INTO PARK ENTRANCE



VIEW LOOKING EAST ALONG THE CAUSEWAY

Local Carriers

3 Lotus Park has existing telecommunications access from The Causeway via the estate road into the south elevation of the building basement car parking area. The survey located a good level of telecommunications chambers and infrastructure owned and operated by BT, Virgin Media and Vodafone along The Causeway extending on both sides of the carriageway (See **Photographs 1 to 3**). The presence from BT is extensive in this area with infrastructure extending onto the park via the access road providing connections to all buildings on Lotus Park. A Landlord owned/BT chamber located to the front of the building, south elevation provides access to the Intake Cupboard on basement level, with a further chamber identified in the landscaped area deemed to provide access to the basement car park (Vodafone duct entry point). In addition to BT, a chamber marked Vodafone is present on the west side of the access road, and based on our findings connects into the landlord owned chamber located within the landscaped area (See **Photographs 4 to 6**). No chambers associated with Virgin Media were identified on the site at the time of survey, and therefore would be subject to new connection requirements or use of the Landlords duct network if deemed appropriate.



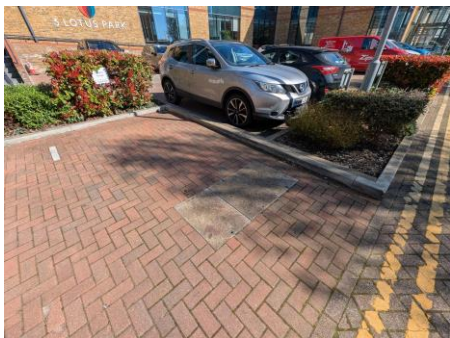
PHOTOGRAPH 1
 EXISTING BT CHAMBER IN FOOTWAY ON
 THE CAUSEWAY NEAR TO ESTATE ACCESS ROAD



PHOTOGRAPH 2
 EXISTING VODAFONE CHAMBER IN FOOTWAY
 ON THE CAUSEWAY NEAR TO ESTATE ACCESS ROAD



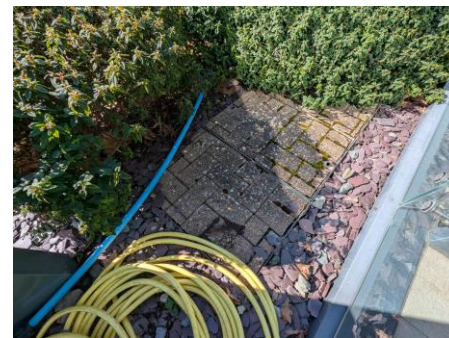
PHOTOGRAPH 3
 EXISTING VIRGIN MEDIA CHAMBER IN FOOTWAY
 ON THE CAUSEWAY NEAR TO ESTATE ACCESS ROAD



PHOTOGRAPH 4
 EXISTING LANDLORD/BT CHAMBER TO FRONT SOUTH
 ELEVATION SERVICES DUCTS IN INTAKE CUPBOARD



PHOTOGRAPH 5
 LOCATION OF EXISTING LANDLORD CHAMBER
 IN LANDSCAPED AREA ADJACENT TO PARK SIGN

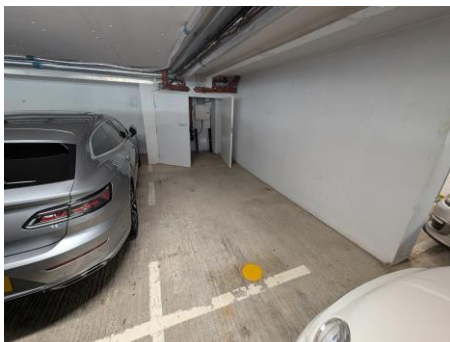


PHOTOGRAPH 6
 EXISTING LANDLORD CHAMBER IN LANDSCAPED AREA
 SOUTH ELEVATION SERVICES DUCTS IN CAR PARK

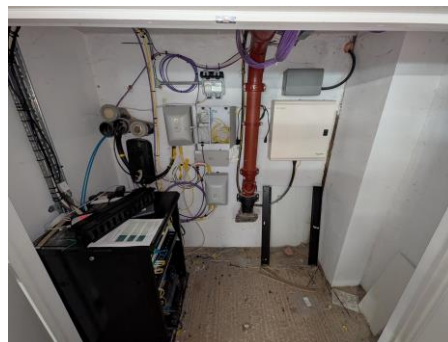
Building Presence

The primary point of telecommunications intake is located in the basement intake cupboard located within the car park on the south elevation (See Photographs 7, 8 & 9). 4No. 96mm diameter (approx.) ducts owned by BT/ Landlord enter at this location. The BT copper services are delivered over one cable terminated into a distribution point (DP) DP1430. Based on the cable size and DP, we consider a total of 20-50 copper pairs are present, albeit subject to confirmation from BT. The BT fibre services are delivered over 2No. cables (multiple tubes/fibres) which are terminated in 2No. splice enclosures with outgoing services direct to the buildings risers. Based on the incoming cables identified and their sizes we consider that a total of 9No. blown fibre tubes with a capacity of 4/12No. fibres per tube (36/108No. fibres total) are present at this time, albeit subject to confirmation from BT. (See Photographs 10 & 11).

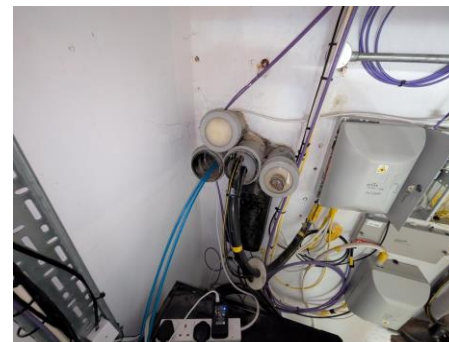
A secondary intake is present to the east of the primary intake where 4No. ducts enter, with one utilised by Vodafone for their fibre services. This fibre service runs along the wall at high level to the primary intake and intake cupboard where it is terminated in a building flexibility point (BFP) on the wall, with outgoing services. All outgoing services run at high level on existing containment across the basement and enter vertical risers on east and west sides of the building. (See Photograph 12 to 15).



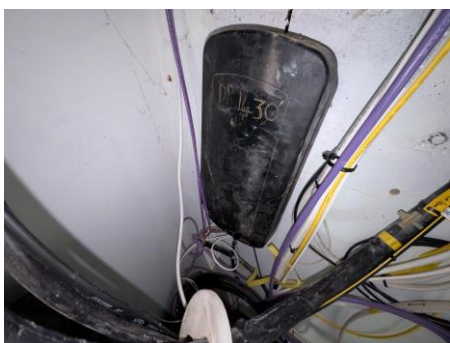
PHOTOGRAPH 7
 VIEW OF PRIMARY INATKE AND INTAKE CUPBOARD
 LOCATED IN BASEMENT CAR PARK



PHOTOGRAPH 8
 INTERNAL VIEW OF INTAKE CUPBOARD



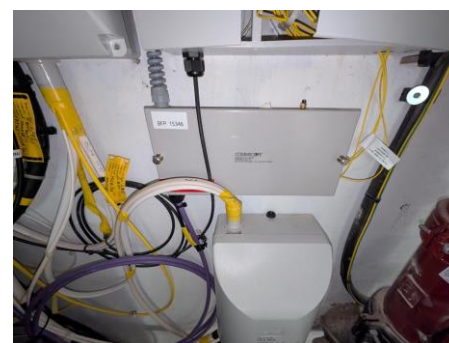
PHOTOGRAPH 9
 PRIMARY INTAKE DUCTS



PHOTOGRAPH 10
 EXISTING BT COPPER DP1430



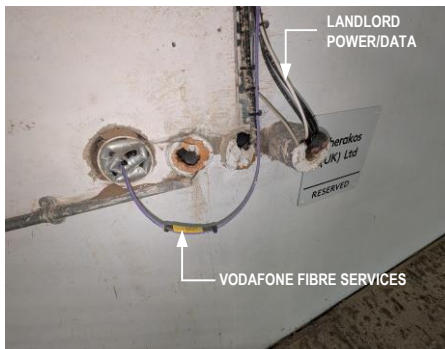
PHOTOGRAPH 11
 EXISITNG BT FIBRE BFP



PHOTOGRAPH 12
 EXISTING VODAFONE FIBRE BFP



PHOTOGRAPH 13
 VIEW OF SECONDARY INTAKE WITHIN BASEMENT CAR PARK



PHOTOGRAPH 14
 VIEW OF SECONDARY INTAKE DUCTS



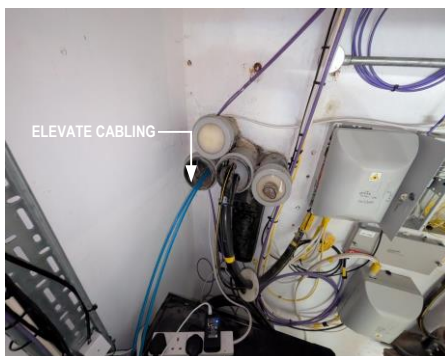
PHOTOGRAPH 15
 VIEW OF CABLE ROUTE BACK TO INTAKE CUPBOARD AND LOCATION OF VODAFONE BFP

Day One Connectivity - Elevate Fibre Services

The primary Elevate cabinet and circuit can be observed within the basement intake cupboard. External fibre cabling exits within the existing ducts to service buildings 1 & 2 (See Photographs 16 & 17). Elevate Fibre services are distributed throughout 3 Lotus Park via the buildings risers (See Photograph 18).



PHOTOGRAPH 16
 VIEW OF EXISTING ELEVATE PRIMARY CABINET



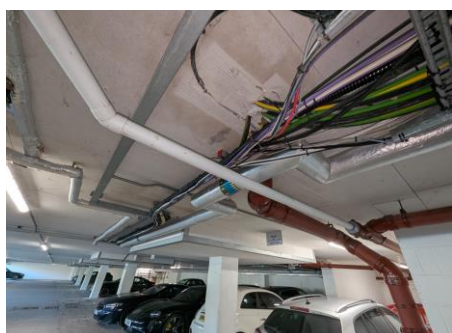
PHOTOGRAPH 17
 VIEW OF ELEVATE EXTERNAL FIBRE EXITING TO SERVICE BUILDINGS 1 & 2



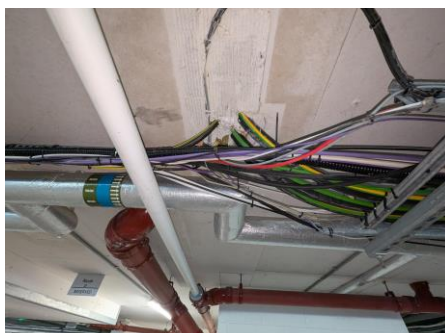
PHOTOGRAPH 18
 TYPICAL VIEW OF ELEVATE FIBRE BFP WITHIN EAST TENANT RISER

Risers and Cable Routes

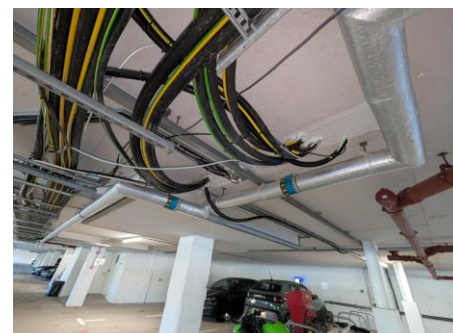
Existing outgoing telecoms cabling and services from the intake cupboard route horizontally through the basement car park to the buildings risers. (See Photographs 19, 20 & 21). Based on our inspection of the building and the risers on each floor we conclude that access is excellent in respect of the risers location, with excellent access into the tenant areas to suit via the suspended ceiling and the raised floor void, albeit subject to approval. (See Photographs 22 to 27).



PHOTOGRAPH 19
 TYPICAL VIEW OF CABLE ROUTE TO EAST & WEST TENANT RISERS WITHIN BASEMENT CAR PARK



PHOTOGRAPH 20
 VIEW OF EAST TENANT RISER VOID WITHIN BASEMENT CAR PARK



PHOTOGRAPH 21
 VIEW OF WEST TENANT RISER VOID WITHIN BASEMENT CAR PARK



PHOTOGRAPH 22
 TYPICAL EXTERNAL VIEW OF WEST TENANT RISER



PHOTOGRAPH 23
 TYPICAL INTERNAL VIEW OF WEST TENANT RISER



PHOTOGRAPH 24
 TYPICAL VIEW OF ACCESS TO CEILINGS



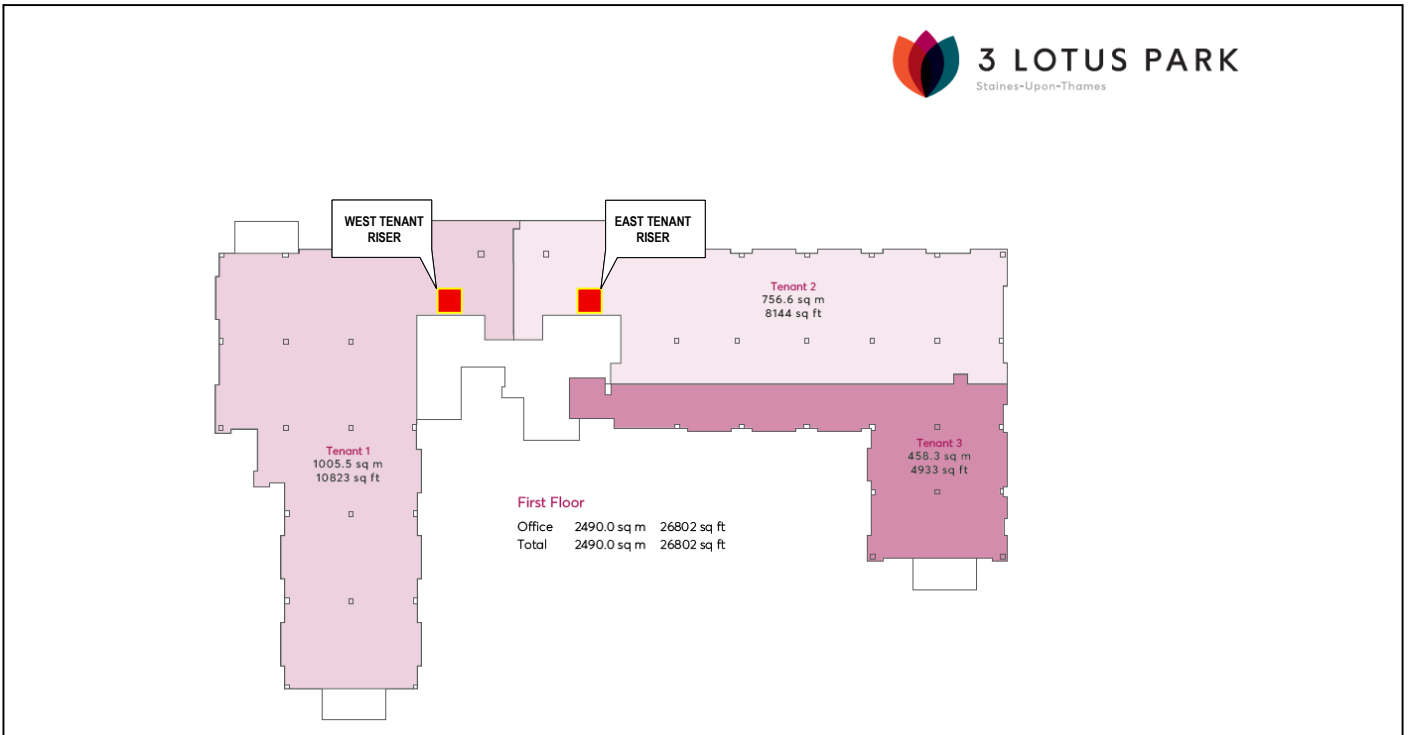
PHOTOGRAPH 25
 TYPICAL EXTERNAL VIEW OF EAST TENANT RISER



PHOTOGRAPH 26
 TYPICAL INTERNAL VIEW OF EAST TENANT RISER



PHOTOGRAPH 27
 TYPICAL VIEW OF ACCESS TO RAISED FLOOR



LOCATION OF RISERS

Service Availability

The standard services afforded by BT over its existing copper networks can offer ADSL broadband speeds of around 6-12Mbps at this time. The BT copper and fibre services available at Staines Exchange, and added resilience of a second exchange afford 3 Lotus Park an excellent level of services to meet today's business needs with the added advantage of potentially good diversity and resilience opportunities. The physical presence of alternative carriers infrastructure to BT from Vodafone in the building and Virgin Media in the local environs affords an excellent choice of alternative carrier to provide fibre services to any incoming tenant at this time, albeit subject to network extension and new building entry requirements in respect of Virgin Media. In addition to the copper services, it is clear that an excellent level of fibre based business tariff services will be available from BT to provide any level of speed and bandwidth required over fibre products. For example, the introduction of a 100Mbps fibre bearer can be delivered over the existing ducted network affording un-contended upload and download port speeds from 10Mbps to 100Mbps based on the tenants requirements. These are also scalable from initial requirements up to the maximum available speeds in respect of the bearers. Higher bearer capacities are available to suit typically 500Mbps to 1Gbps and beyond where required. Furthermore, there are a host of companies that can provide enhanced products over the existing infrastructure potentially providing smaller businesses a more affordable level of service if so required. The building also benefits from day one fibre connectivity services provided from Elevate (formerly Telcom), over BT infrastructure that enables tenants to procure a fibre connection of up to 10Gbps (according to the Elevate website) with minimal lead times and typically without the requirement for a Wayleave (subject to confirmation).

Summary

Based on the level of infrastructure and the availability of services from BT's local exchange we consider 3 Lotus Park has an excellent level of connectivity with the ability to enhance this by means of fibre services where required in minimal timescales from order in respect of BT and Vodafone. The presence of additional carriers in the local environs affords opportunity to provide additional services, albeit subject to a level of network extension and new building entry requirements if required. Elevate day one fibre services also provide a means for tenants to procure a fibre connection with minimal lead times, typically within less than 14 days (subject to confirmation) which greatly enhances the connectivity of the building.