High Quality Fully Fitted
Waterside Office's
4,805 sq ft Available

3 LOTUS PARK

Staines-Upon-Thames TW18 3AG

Lotus Park, The Causeway, Staines TW18 3AG

Take your business to the next level

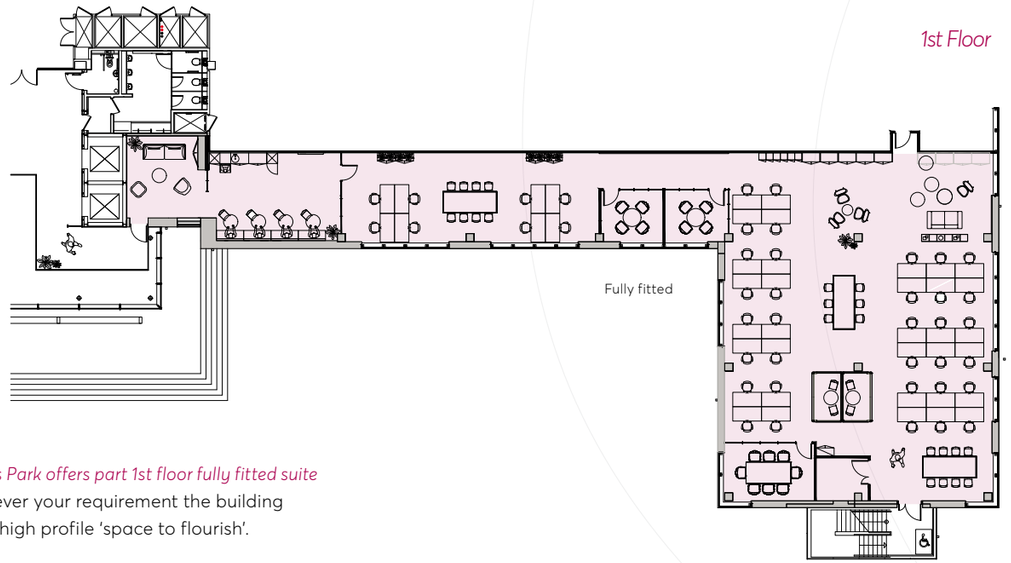
This energy efficient, fully fitted Grade A office has been comprehensively rebuilt to incorporate technology with large, regular floor plates for maximum flexibility. Purposefully designed to meet the demands on the modern work space and set amongst enviable riverside walks, with break-out facilities including games area and garden BBQ. All within easy walking distance of Staines town centre.

- *On site parking 1:298 sq ft*
- *3 showers with changing area & lockers*
- *Bike racks*
- *Landscaped garden & the River Thames*
- *Electric charging points*
- *VRF Air Conditioning*
- *BREEAM rating very good & EPC A*
- *Preconnect Enabled Building*
- *Dedicated Shuttle bus service to train station*
- *Ultrafast Internet by Elevate*

Lotus Park, The Causeway, Staines TW18 3AG

Accommodation

1st Floor



3 Lotus Park offers part 1st floor fully fitted suite

Whatever your requirement the building offers high profile 'space to flourish'.

Floor	*Sq Ft*	*Sq M*
1st - fully fitted	4,805	446
Total (NIA)	4,805	446



If you're looking for natural light and keen on the finer detail, let us help you visualise your business at Lotus Park







Indicative image



Lotus Park, The Causeway, Staines TW18 3AG

Amenities

The convenience of a Sainsbury's Superstore and Starbucks opposite the park is perfect to grab a quick lunch. The Elmsleigh Centre and Two Rivers Retail Park offer top high street shops including:

M&S, Next, Boots, Currys, Mountain Warehouse and H&M.







Morning Workout

Pure Gym

PURE GYM

14 Min Walk



Breakfast

STARBUCKS

STARBUCKS

2 Min Walk

Client Lunch

wagamama

WAGAMAMA'S

13 Min Walk

Building & Community Get Togethers

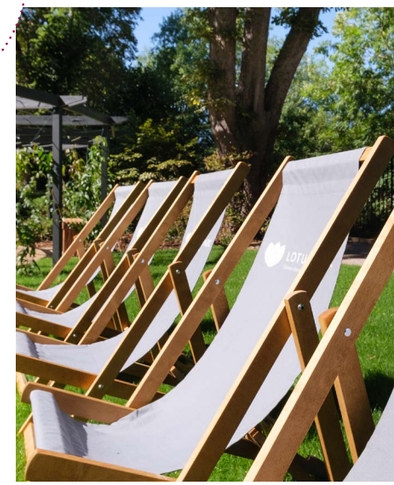
Summer garden parties



Food truck pop ups

Garden & BBQ area

Yoga / meditation

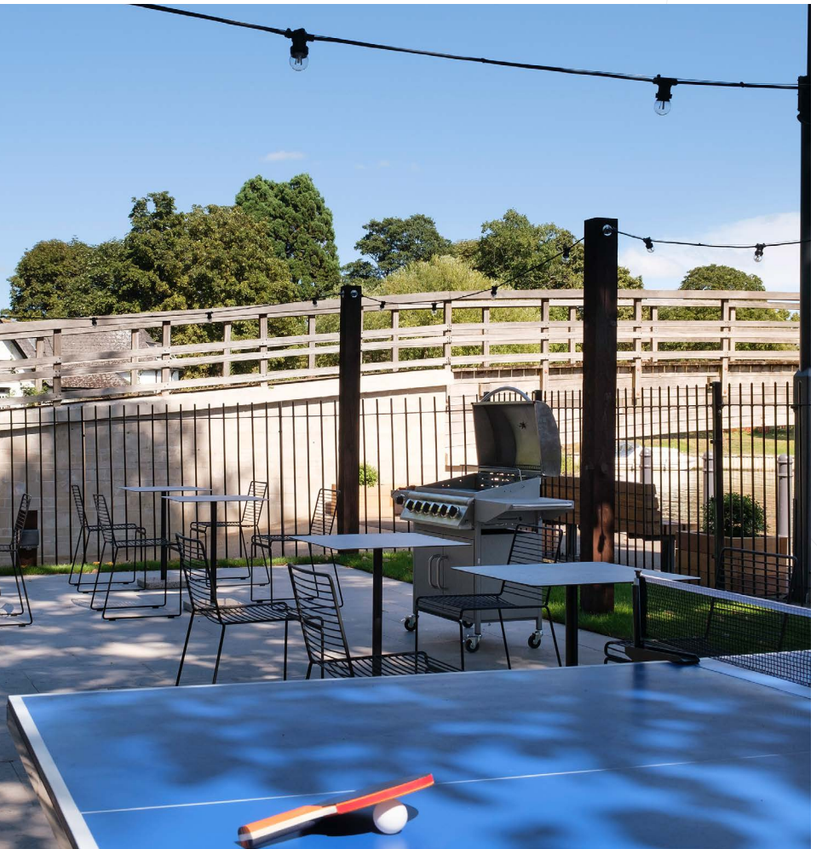


Community & Wellbeing

At Lotus Park, we pride ourselves in creating a community culture where occupiers can enjoy a versatile environment with a concierge style service where nothing is too much trouble.

A seamless operation covers every nuance of our occupiers' needs, encompassing excellent facilities management, comprising a 24-hour operation from reception, maintenance, security and our award winning housekeeping team.

Tenants at Lotus Park benefit from the waterfront gardens which provides a unique riverside amenity offer overlooking the River Thames







The gardens have been designed to provide a communal green space with a designated BBQ & picnic area, Pétanque pitch & Tables tennis area for al fresco eating at lunch as well as social events.

With health and well-being a core value at Lotus Park, we also run weekly pilates and yoga classes to break up the working day and now have our own Lotus Park bikes for our tenants to take a break down the tow path or trip into town.



Ultrafast Internet provided by Elevate

Say goodbye to waiting! Lotus Park have teamed up with Elevate to bring occupiers dedicated ultrafast internet, installed and ready for the day you move in.

All buildings are enabled with Elevate Preconnect which means you can get online with one of our ultrafast connections in under 24 Hours.

We have a range of different contracts available with additional speed options as well as a number of business bolt-ons including Phone Systems, Firewall management, LAN management & WIFI management.

3 Lotus Park has been awarded a 5 star telecommunications connectivity rating certificate by ewave.

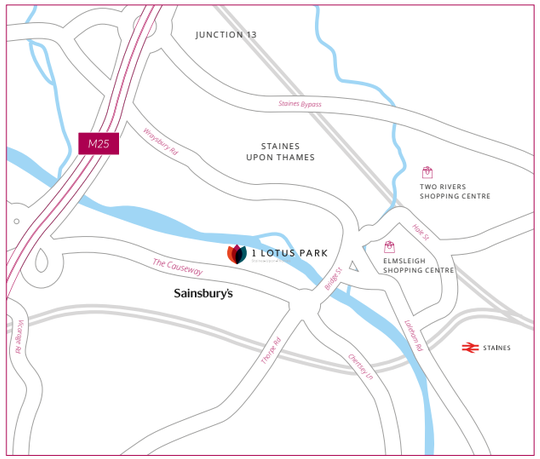
Location

Staines upon Thames is one of the key office centres in the western corridor, located within the M25, approximately 9 minutes from Heathrow Airport and only 17 miles south-west of Central London.

The thriving local economy also benefits from its proximity to nearby centres such as Chertsey, Egham and Windsor.

Ideally located for growing businesses expanding in the region, other high profile occupiers who have chosen to locate their offices in Staines include:

Novuna · servicenow · DHL · Bupa · Gartner · KUEHNE+NAGEL



Well located by rail

STAINES

WINDSOR & ETON RIVERSIDE, WINDSOR
15 Mins

RICHMOND
16 Mins

TWICKENHAM
11 Mins

ASCOT
19 Mins

LONDON WATERLOO
35 Mins

READING
46 Mins

By car

JUNCTION 13 M25
4 Mins

HEATHROW AIRPORT
9 Mins

By foot

TOWN CENTRE
7 Mins

SAINSBURY'S
1 Min

RIVERSIDE
1 Min



Dedicated Shuttle bus to Lotus Park

Lotus Park offers the ultimate convenience for commuting staff and visiting clients.

If travelling by train, nearby Staines mainline station provides a regular direct service into London Waterloo in 35 minutes, Reading station is 46 minutes away, while Gatwick Airport can be reached in a little over an hour.

Now a dedicated shuttle bus operates between Lotus Park and Staines train station.



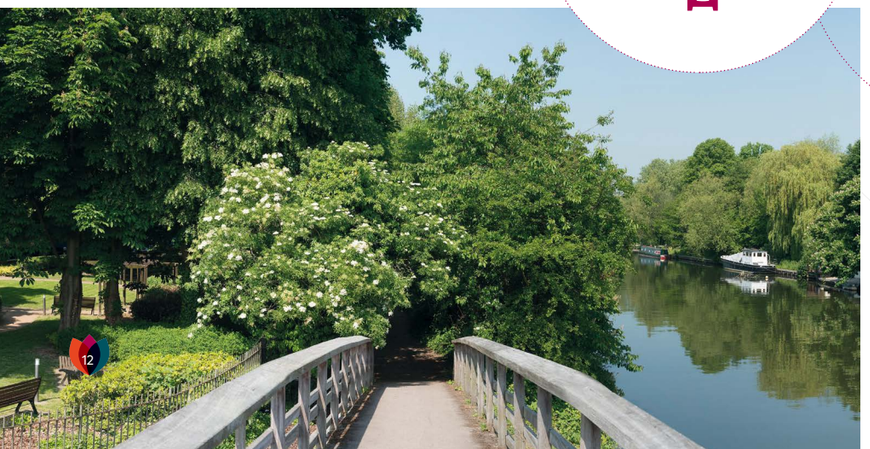


Weekend Away

Heathrow

HEATHROW AIRPORT

9 Min Drive



Evenings

RIVER WALK

2 Min Walk

Lotus Park Courtesy Bus Timetable

Monday to Friday (excluding bank holidays)

Morning Service

Staines Train Station to Lotus Park	*Depart*	07:52	08:17	08:47	09:10	

Evening Service

Lotus Park to Staines Train Station	*Depart*	16:32	17:05	17:35	18:05	18:35





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Misrepresentation Act

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