



# 4 CAUSEWAY CENTRAL

CAUSEWAY PARK

LOVETT ROAD | STAINES-UPON-THAMES | TW18 3AZ

**28,808 SQ FT**  
**INDUSTRIAL WAREHOUSE**  
**TO LET**





# INDUSTRIAL / WAREHOUSE UNIT TO LET

CAUSEWAY CENTRAL





# A LEADING SOUTH EAST MIXED-USE BUSINESS PARK

A prominent detached Industrial / Warehouse property with two storey offices and a secure yard.





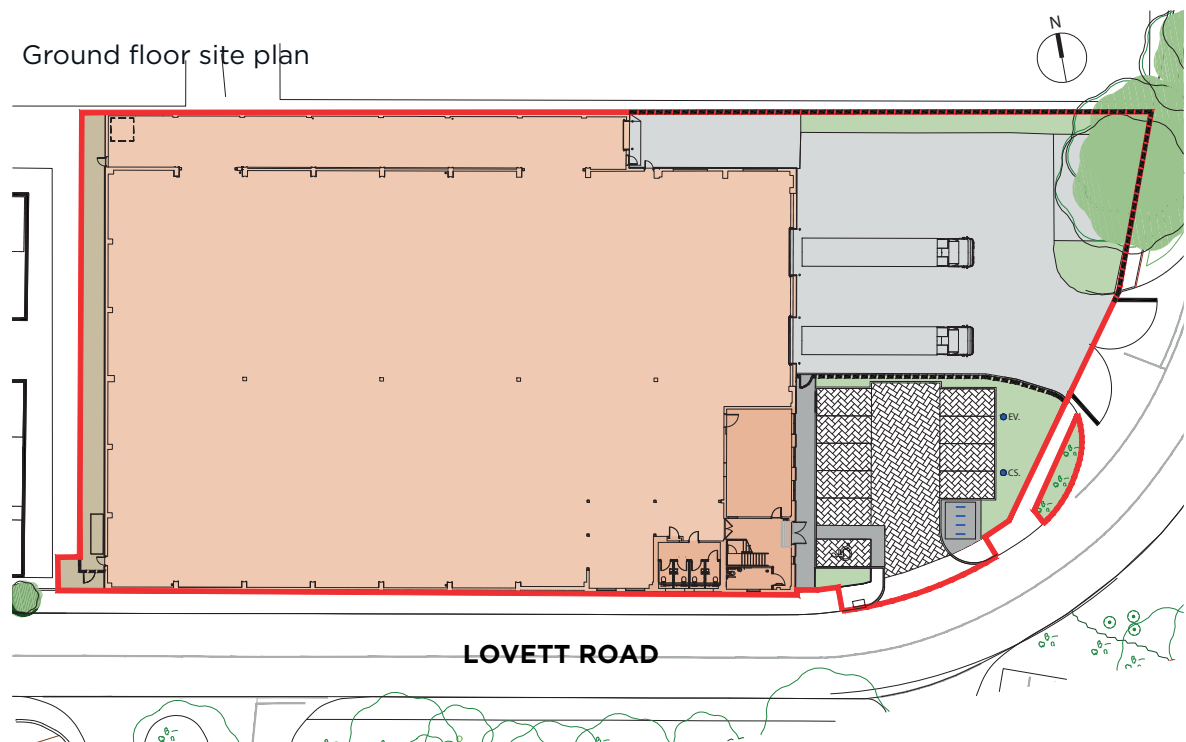


**6M EAVES HEIGHT  
3 GROUND LEVEL LOADING DOORS**



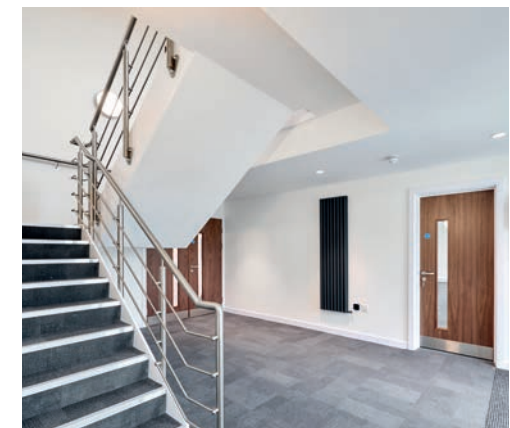


# 28,808 SQ FT AVAILABLE



UNIT	SQ FT	SQ M
Ground floor warehouse	26,641	2,475
First floor offices	2,167	201
<b>TOTAL</b>	<b>28,808</b>	<b>2,676</b>

Approximate areas in accordance with the International Property Measurement Standards (GEA).







# CONNECTIONS

## BY ROAD (TIME IN MINUTES)

Source: Google maps



## BY RAIL (TIME IN MINUTES FROM STAINES STATION)

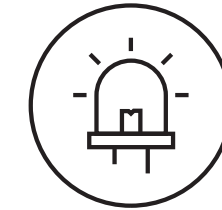
Source: National Railways



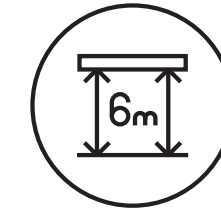
# THE HIGHEST QUALITY SPECIFICATIONS THROUGHOUT



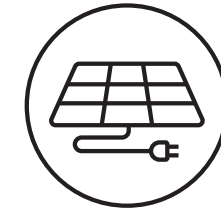
3 ground level loading doors



Warehouse LED lighting



6 metres clear height



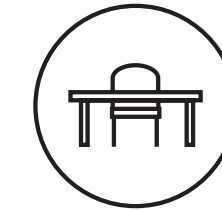
Photovoltaic roof panels



BREEAM "Excellent"



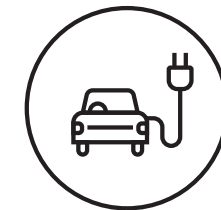
Securely fenced yard



Fully fitted offices



Up to 40 car parking spaces



6 electric vehicle charging points



EPC A+

### RENT

On application

### LEGAL COSTS

Each party to bear their own legal costs

### BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority

### TERMS

The property is available on a Full Repairing & Insuring lease for a term to be agreed

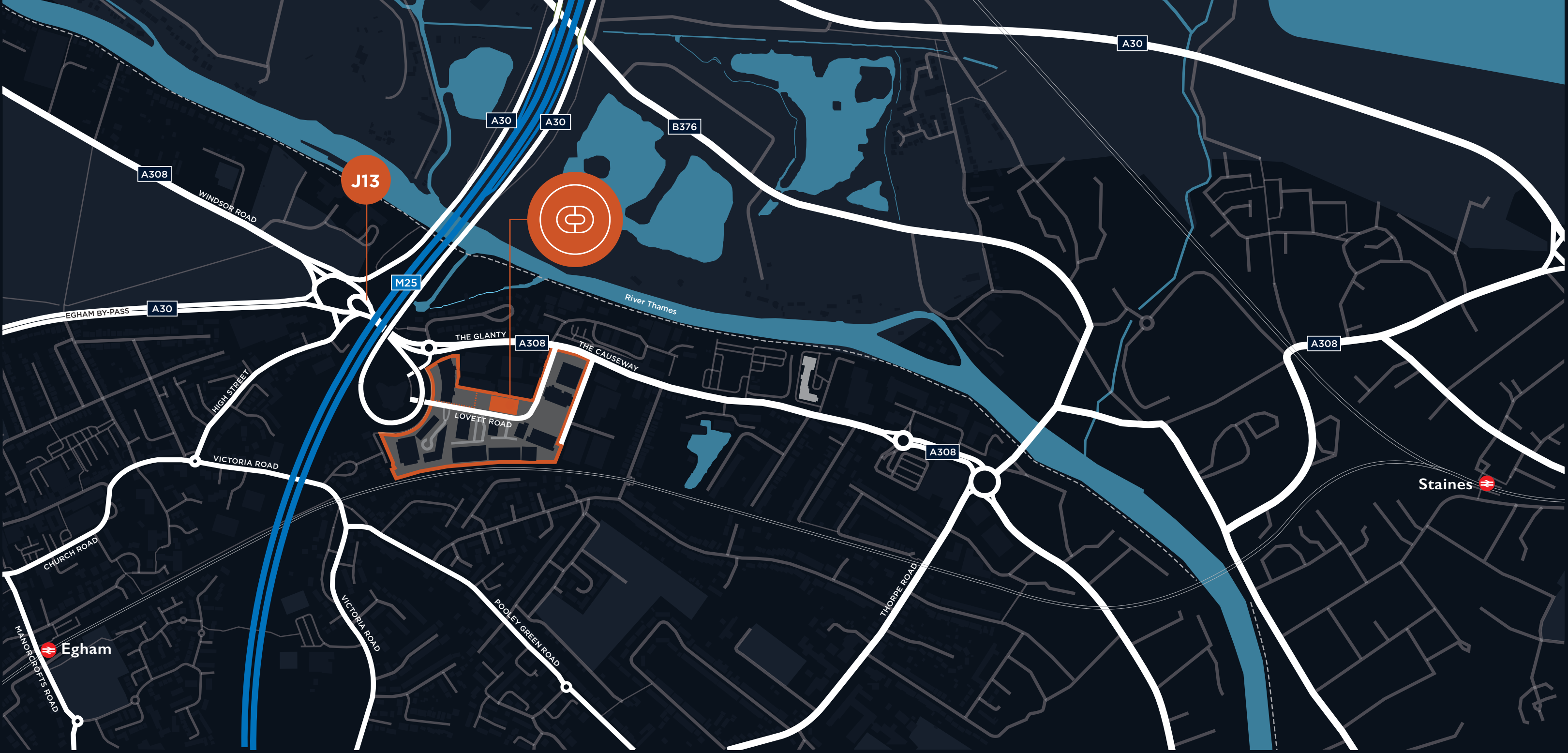


## A KEY LOCATION

Causeway Central is prominently located on Lovett Road within the Causeway Park mixed use estate. The property is situated just off The Causeway (A308), which connects Staines Town Centre and the M25 (Junction 13). Heathrow Airport is within 4 miles.

Trains from Staines Railway Station to Central London take approximately 35 minutes. Nearby industrial occupiers include Wickes, Toolstation, Lok'nStore and Benchmarx.





# CONNECTIONS START HERE

Equidistant between Staines upon Thames and Egham, Causeway Central is strategically positioned adjacent to J13 of the M25, providing access to the M4, M3, A3 and the wider national motorway network.

All 5 terminals at London Heathrow Airport are only 13 minutes drive, making this a key location for London, UK and International business connections.





# CAUSEWAY CENTRAL

CAUSEWAY PARK

[CAUSEWAYPARK.COM](https://causewaypark.com)

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