



1-3 CAUSEWAY CENTRAL CAUSEWAY PARK

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

COMING Q1 2025

PRIME URBAN LOGISTICS ESTATE NEW BUILD INDUSTRIAL / WAREHOUSE UNITS

33,766 - 64,153 SQ FT





SET WITHIN A LEADING SOUTH EAST BUSINESS PARK

The Causeway Central Industrial scheme will be perfectly positioned for any business. Strategically located within Causeway Park, an established mixed-use business park, next to the M25 J12. The scheme is equidistant to Staines-upon-Thames and Egham, with London Heathrow a short six minute drive.

All of the units will benefit from secure yards with car parking and loading doors, fully fitted offices, electric vehicle charge points and targeting EPC A+ and BREEAM Excellent.





THE HIGHEST QUALITY ESG SPECIFICATIONS THROUGHOUT



Targeting BREEAM
"Excellent"



Targeting
EPC A+



Photovoltaic
roof panels



Warehouse
LED lighting



Securely fenced
yards



Cat A office
accommodation



SITE PLAN



UNIT 1	SQ FT	SQ M
Warehouse	47,113	4,377
First floor offices	5,522	513
TOTAL	52,635	4,890
Car parking spaces		52
Dock level doors		5
Level access doors		2
Yard depth		36m
Eaves height		10m

UNIT 2	SQ FT	SQ M
Warehouse	57,448	5,339
First floor offices	6,684	621
TOTAL	64,153	5,960
Car parking spaces		60
Dock level doors		6
Level access doors		2
Yard depth		38m
Eaves height		12m

UNIT 3	SQ FT	SQ M
Warehouse	29,493	2,740
First floor offices	4,273	397
TOTAL	33,766	3,137
Car parking spaces		55
Level access doors		4
Yard depth		30m
Eaves height		9m

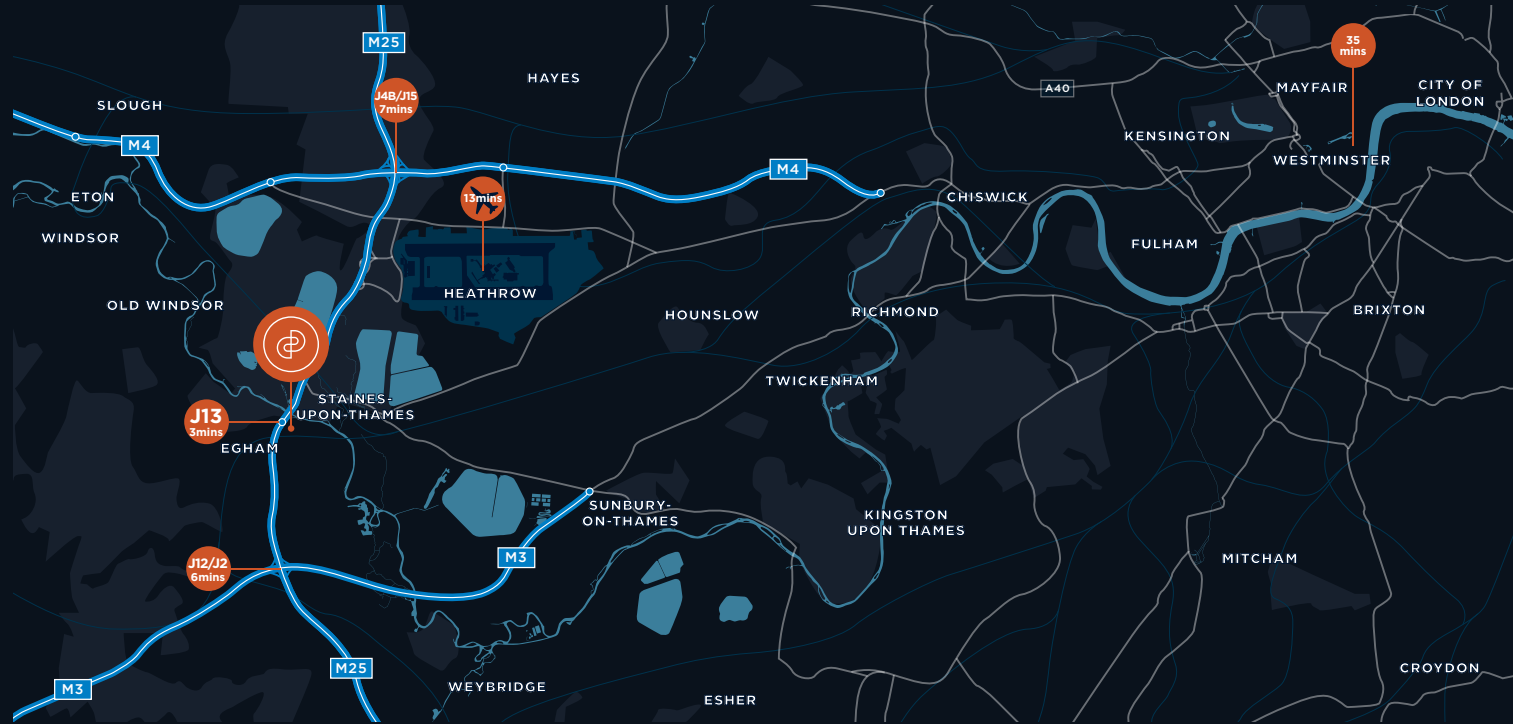
Approximate areas in accordance with the International Property Measurement Standards (GEM).

CONNECTIONS START HERE

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). The road network provides access to the M4, M3, A3 and the wider national motorway network.

Trains from Staines Railway Station to Central London take approximately 35 minutes.

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



BY ROAD (TIME IN MINUTES)

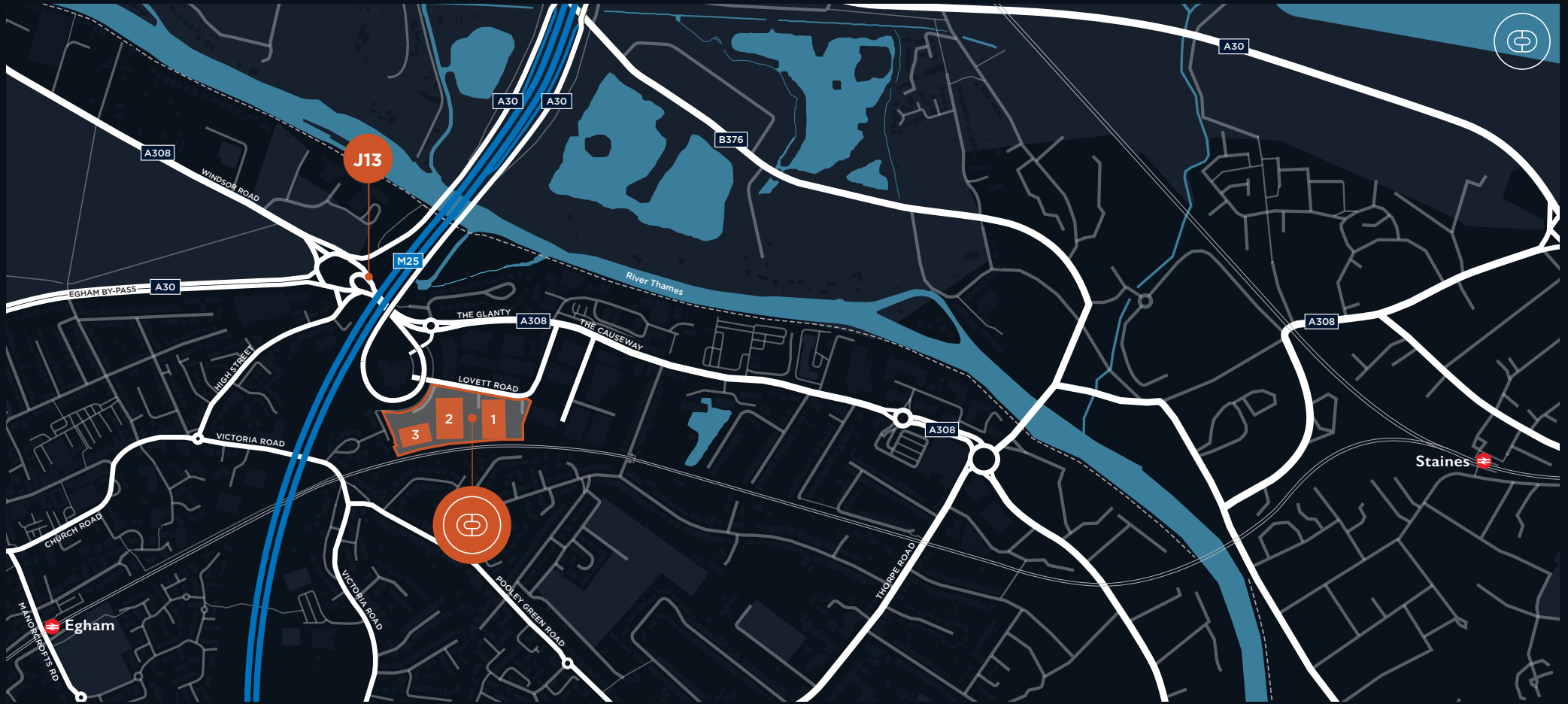
Source: Google maps



BY RAIL (TIME IN MINUTES FROM STAINES STATION)

Source: National Railways





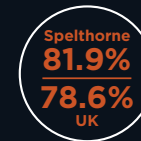
LOCAL OCCUPIERS

Many large brands and household names have successfully moved their businesses to this area, nearby industrial occupiers include Wickes, Toolstation, Lok'nStore and Benchmarx.

DEMOGRAPHICS



Population of 11.5 million within 1 hour's drive



81.9% of the population are economically active, well ahead of UK at 78.6%



3.22% household numbers increase within 1 mile of Staines from 2021-2026



CAUSEWAY CENTRAL

CAUSEWAY PARK

RENT

On application

BUSINESS RATES

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

LEGAL COSTS

Each party to bear their own legal costs

TERMS

The properties are available on a Full Repairing & Insuring lease for a term to be agreed



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xlproperty.com



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causewaypark.co.uk/causeway-central

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