



# flow

STAINES-UPON-THAMES

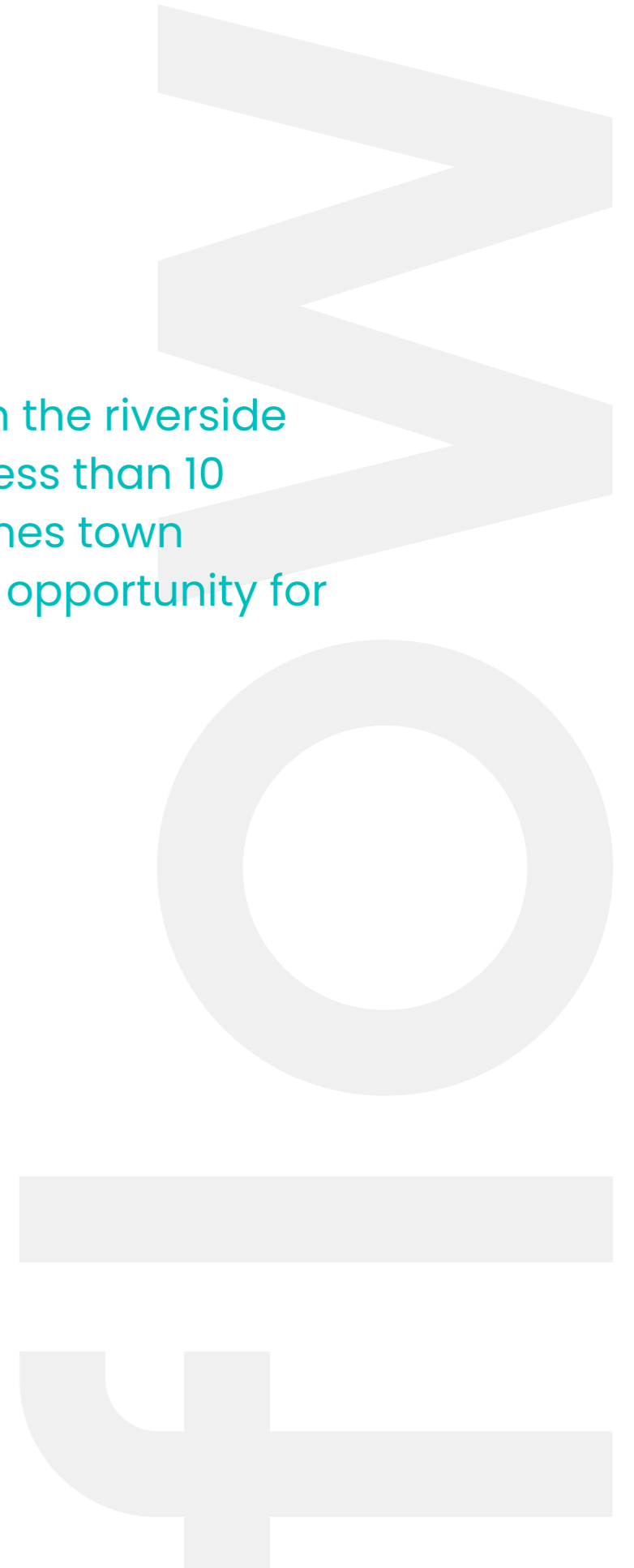
Prime office opportunity to Let  
**20,000 – 63,000 sq ft**



Prominently situated on the riverside of The Causeway and less than 10 minutes walk from Staines town centre, Flow represents opportunity for business in all aspects.

Adjacent to J:13 of the M25 and only a 13-minute drive to all Heathrow terminals, and the wider national motorway network; makes this one of the Western Corridor premier office locations.

It's the reason why big business moves here, many brands like Gartner, Ricoh, Hitachi and Bupa have successfully established their businesses here.



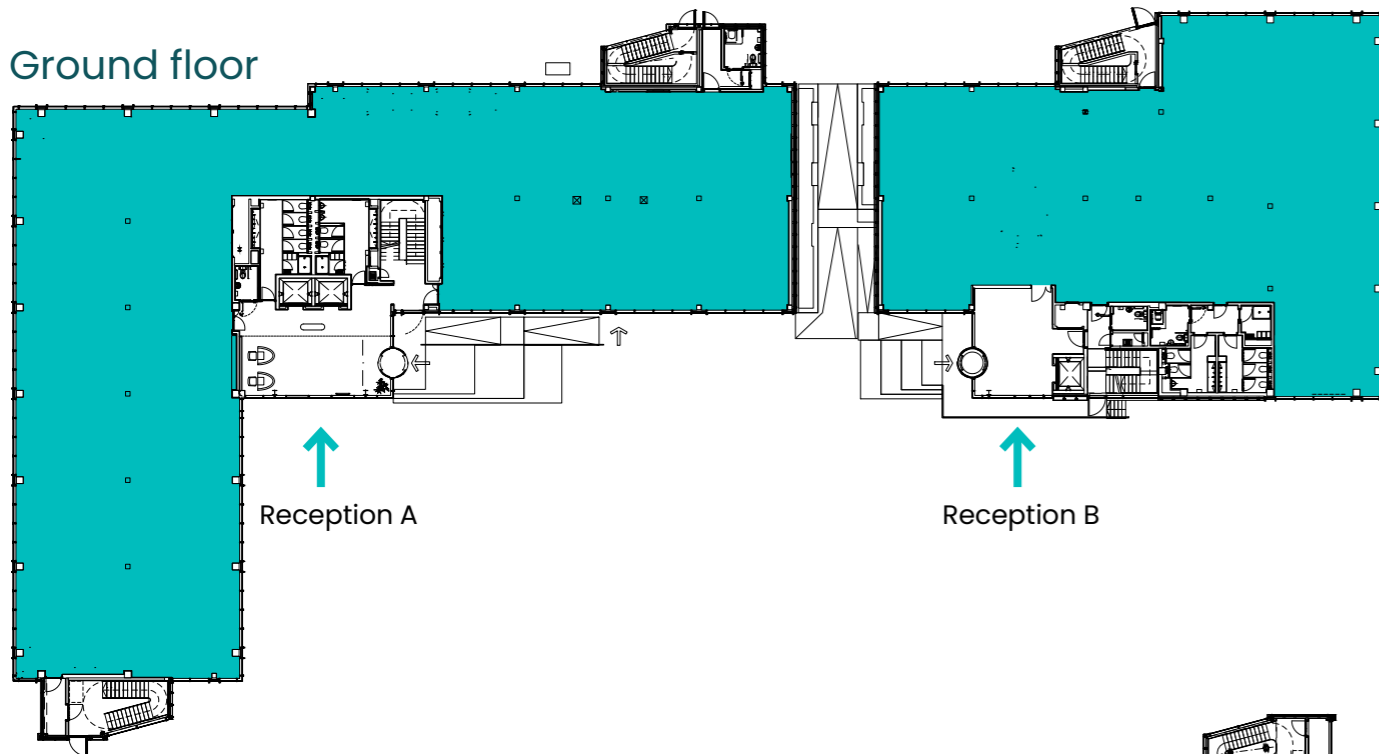
A striking, contemporary, glazed steel structure, designed for maximum daylight



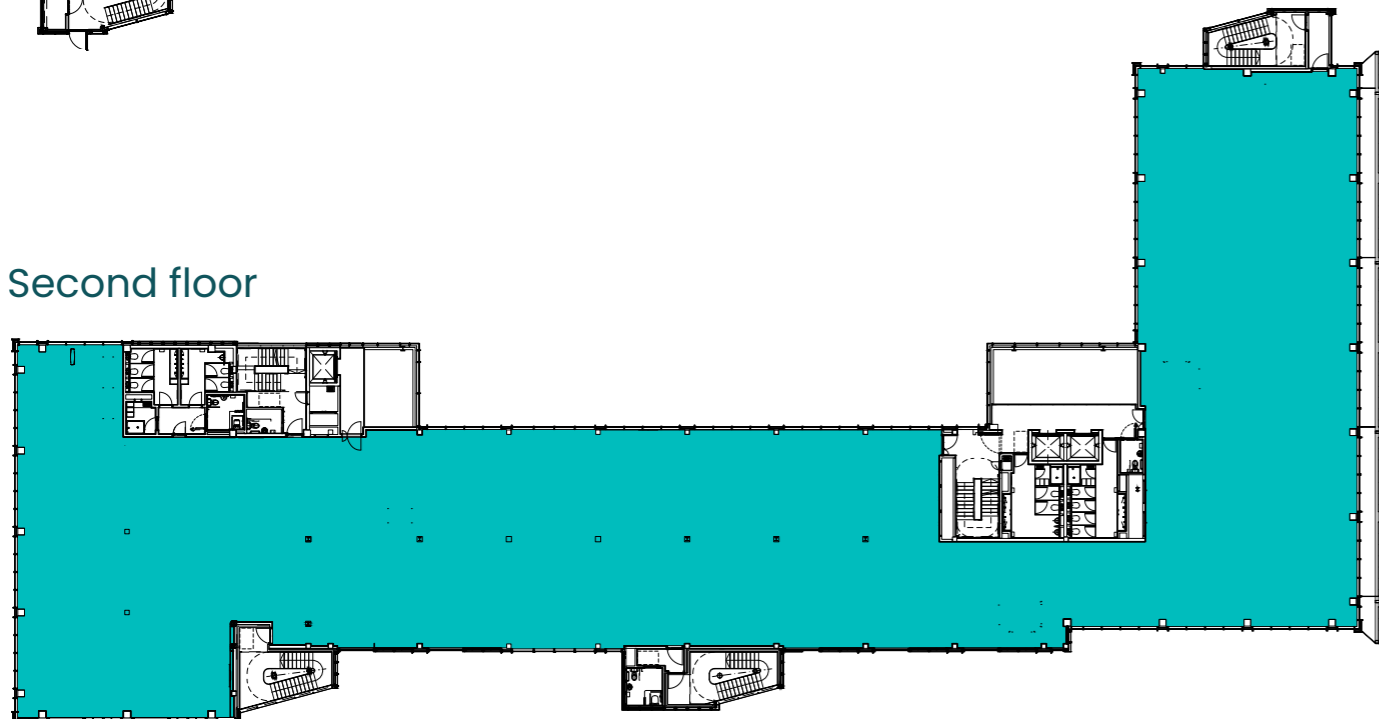
## Accommodation

The building offers open-plan flexibility over the ground and three upper floors, and is available as 2 separate, but adjoining buildings, capable of either single or multiple occupancy.

### Ground floor



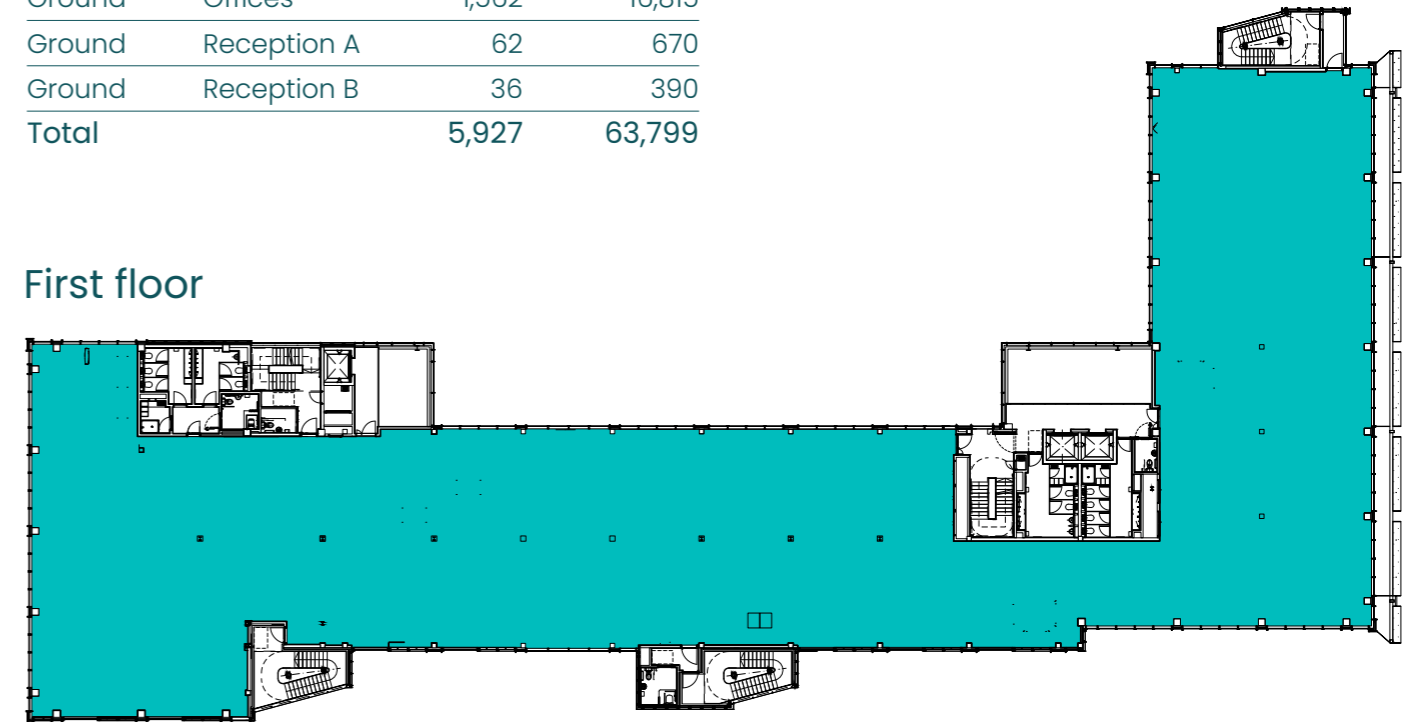
### Second floor



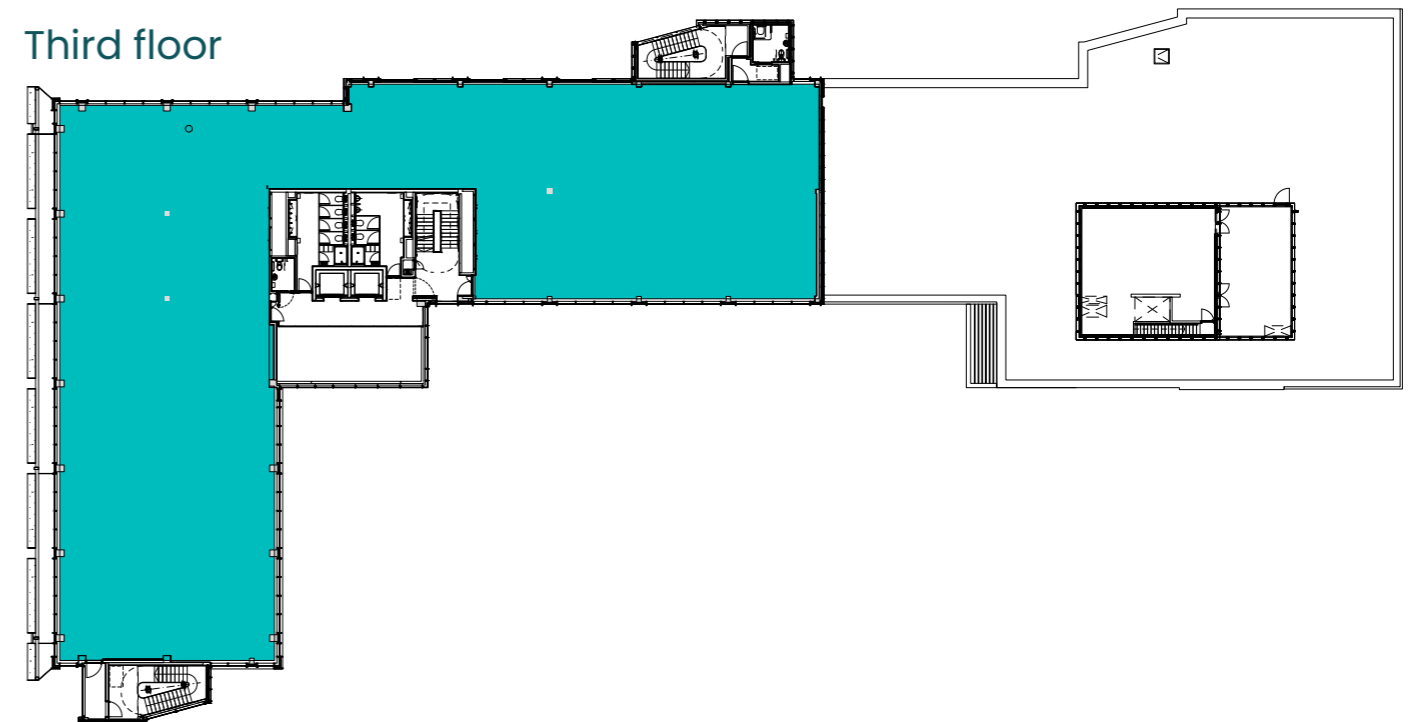
## Table of Areas

Floor	Use	SQ M	SQ FT
Third	Offices	979	10,543
Second	Offices	1,643	17,681
First	Offices	1,644	17,700
Ground	Offices	1,562	16,815
Ground	Reception A	62	670
Ground	Reception B	36	390
<b>Total</b>		<b>5,927</b>	<b>63,799</b>

### First floor



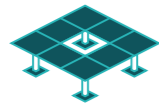
### Third floor



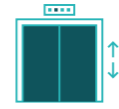
## Specification



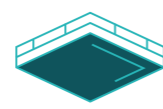
3 pipe VRV  
Cooling System



Fully Accessible  
Raised Floors



Three 13 person,  
Passenger Lifts



Suspended  
Ceilings



LG7 Compliant  
Lighting



Male Female  
Disabled showers &  
changing facilities



Dedicated  
Lockers



60 Covered  
Cycle Stands



172 Car Parking  
Spaces  
(Ratio 1:371 sq ft)



Two dedicated  
reception  
areas



## Green Credentials

The design of the building integrates leading energy saving technology, which has resulted in attaining a BREEAM Excellent and EPC B rating.

- Passive solar control with high performance glazing
- Water saving sanitary fittings
- Excellent Natural daylight reduces use of artificial lighting
- Automatic lighting control by daylight & PIR systems
- Smart real time energy analysis
- Renewable energy sources, solar electricity, solar hot water, air source heat pumps
- 17 Electric charging points
- Smart passive design reduces energy requirements
- Intelligent metering of energy & water consumption



13 EV Charging Points

60 Covered  
Cycle Stands

Disabled Parking

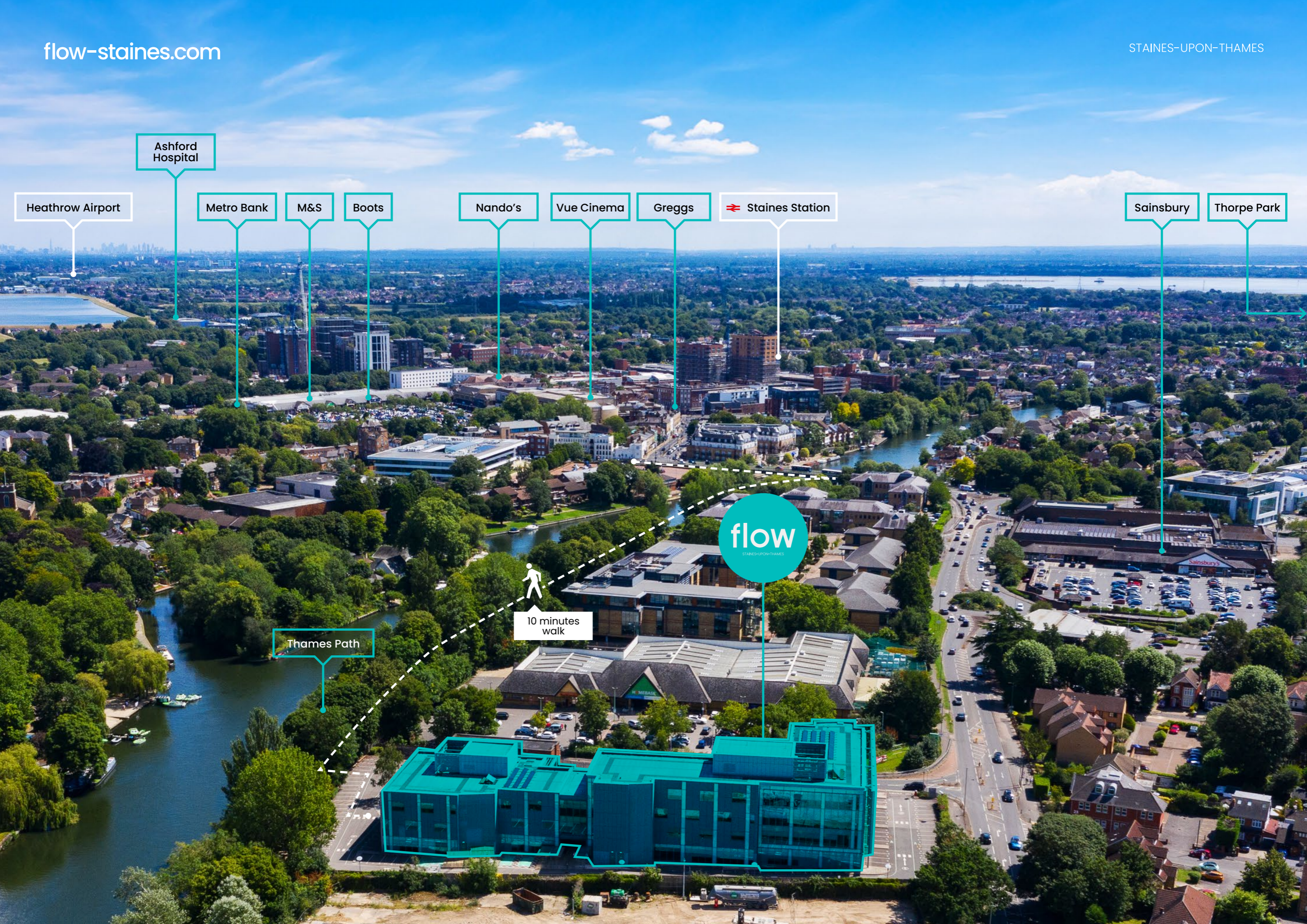
4 EV Charging Points







Prime office opportunity to let



Ashford Hospital

Heathrow Airport

Metro Bank

M&S

Boots

Nando's

Vue Cinema

Greggs

Staines Station

Sainsbury

Thorpe Park

flow  
STAINES-UPON-THAMES

10 minutes walk

Thames Path

## Location

The building backs on to the riverside and is only a short drive to the green spaces of Runnymede and the Thames villages that run out of Staines and Egham.

The stations of Egham and Staines town centres are a short walk away, with regular trains to Reading and London Waterloo, as well as linking to the wider motorway network from the M25 (J:13), M4 (J:4B), M3 (J:2), M40 (J:1A), which are all under 10 minutes' drive.

For International connections, Heathrow and Gatwick terminals are easily reached in, 6 and 40 minutes respectively.

## Drive Times

Location	miles	minutes
M25 (J13)	1	3
Heathrow Airport T5	4.5	6
Maidenhead	18	26
Central London	23	48
Reading	30	55
Oxford	51	85
Southampton	60	90

Source: Google Maps

## Rail Times

(From Staines Station)

Location	minutes
Egham Station	5
Weybridge	23
Clapham Junction	26
Heathrow Airport	30
London Waterloo	35
London Waterloo	46
Reading	46

Source: National Railways



## Local Amenities

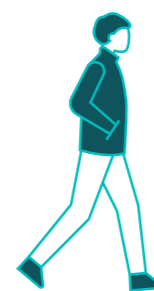
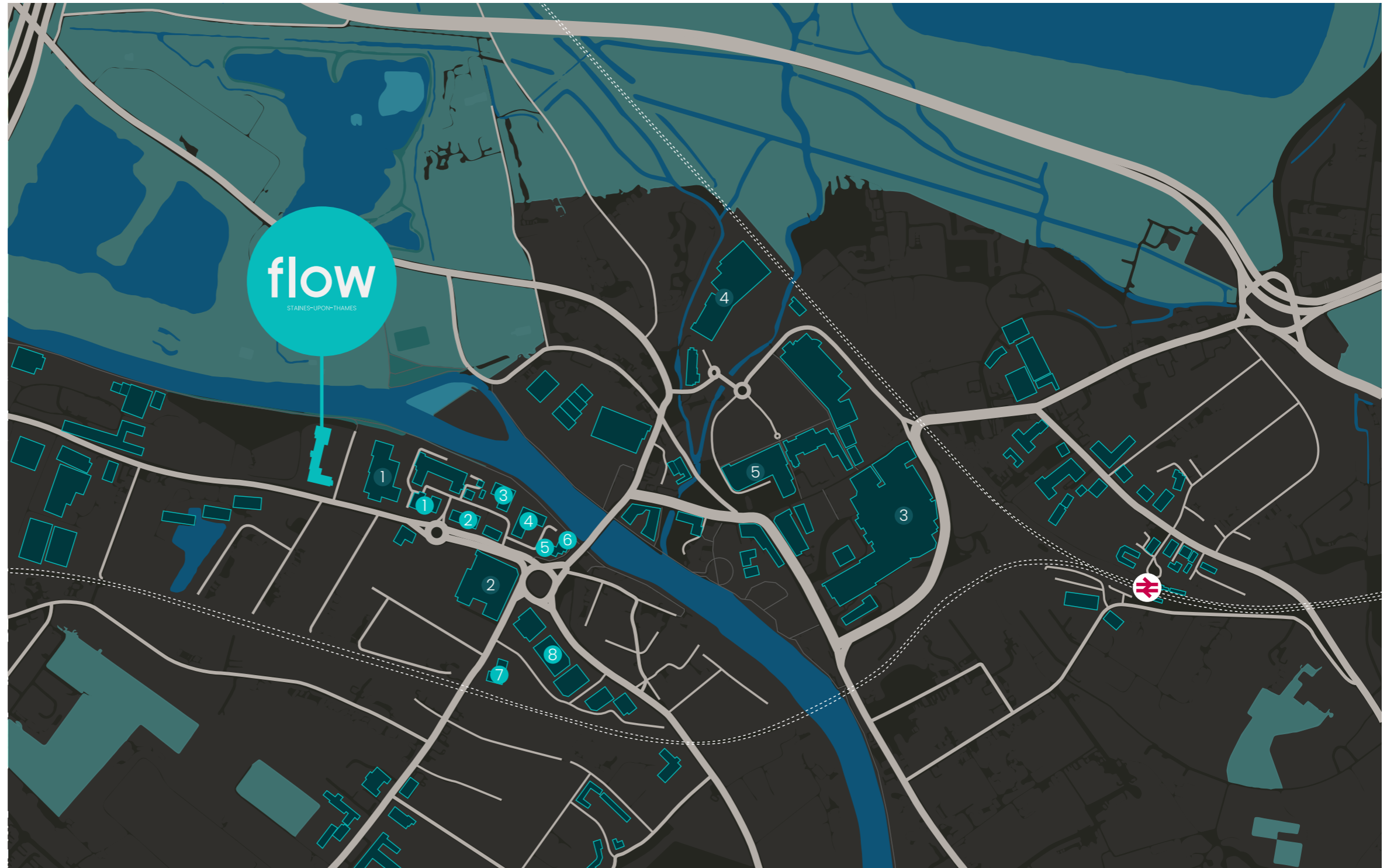
Flow benefits from a host of amenities on the doorstep. In the two major towns of Egham and Staines-upon-Thames there is an abundance of modern retail and leisure facilities, riverside bars and restaurants and a huge amount of surrounding green spaces. There are two main Shopping centres in town, the Two Rivers and Elmsleigh, and along the Causeway there is a Sainsbury's supermarket, two retail parks and within a 3 minute walk a large Aldi supermarket.

### Key Office Occupiers

	mins walking
1 Salesforce.com	5
2 Dow	6
3 Audley Retirement	7
4 Ricoh	9
5 Regus	10
6 Shell	10
7 Hitachi	13
8 BUPA	14

### Amenities

	mins walking
1 Causeway Retail Park - Homebase - Halfords	2
2 Sainsbury's Supermarket - Includes Starbucks Cafe - Argos	7
3 Elmsleigh Shopping Centre - Tesco Home	18
4 Two Rivers Shopping Centre - Next - Costa Coffee - M&S - Boots - Sports Direct - Gap	15
5 Vue Cinema	15



### Walking times

Staines Station	15mins
Sainsbury's	12mins
Marks & Spencer	10mins
Halfords	8mins



flow-staines.com

TW18 3PR | M25 J:13

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