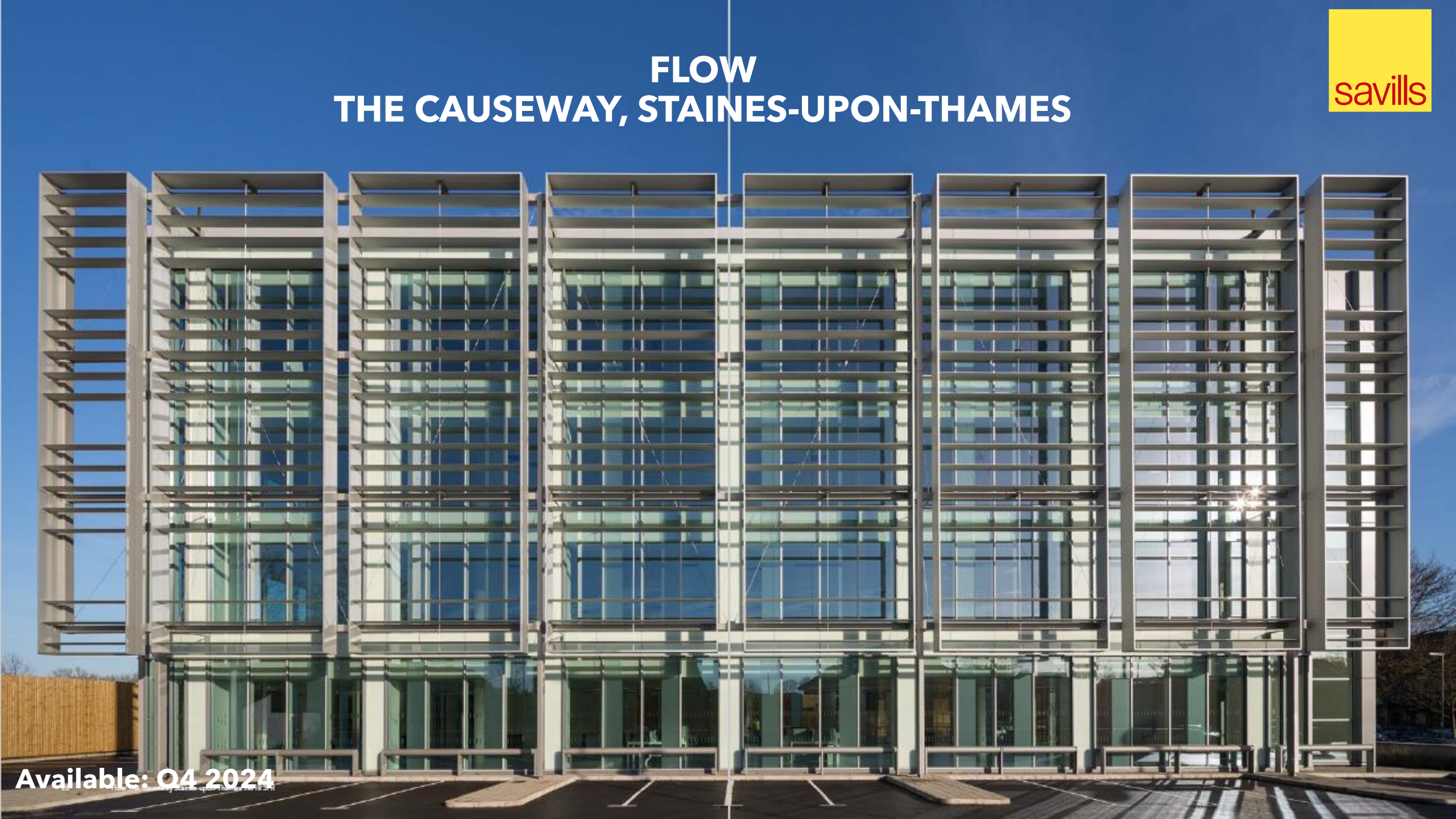


FLOW THE CAUSEWAY, STAINES-UPON-THAMES

savills

Available: Q4 2024





FLOW

M25 (J13)

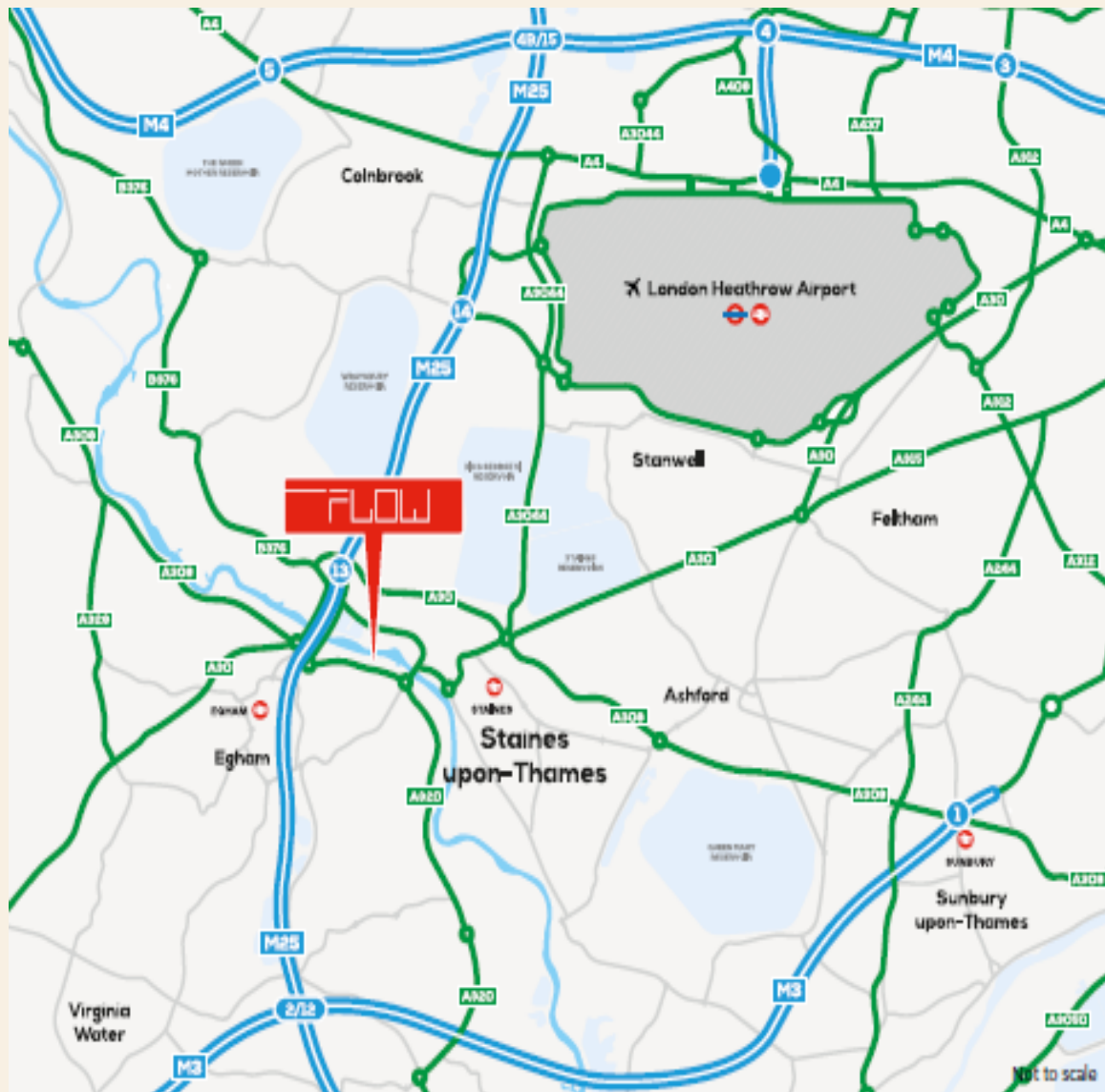
The Causeway

Three Lotus Park

Sainsbury's

River Thames

LOCATION



CONNECTIVITY

Location	Distance (Miles)	Drive Time
London Heathrow Airport	5	12 minutes
Maidenhead	13	33 minutes
Central London	23	48 minutes
Reading	30	53 minutes
Oxford	51	1 hr 25 minutes

- Situated with excellent frontage to The Causeway, with the northern boundary of the property adjoins the River Thames
- The Causeway provides a direct connection to the M25 Motorway (Junction 13) approximately 1 mile to the north.
- Number of amenities including Causeway Retail Park and a Sainsbury's supermarket incorporating a Starbucks café within close proximity
- Town centre is situated within walking distance – less than 1 mile east.
- Direct and quick access to Two Rivers and Elmsleigh Shopping Centres, a multiplex cinema and a variety of restaurants, pubs and wine bars.

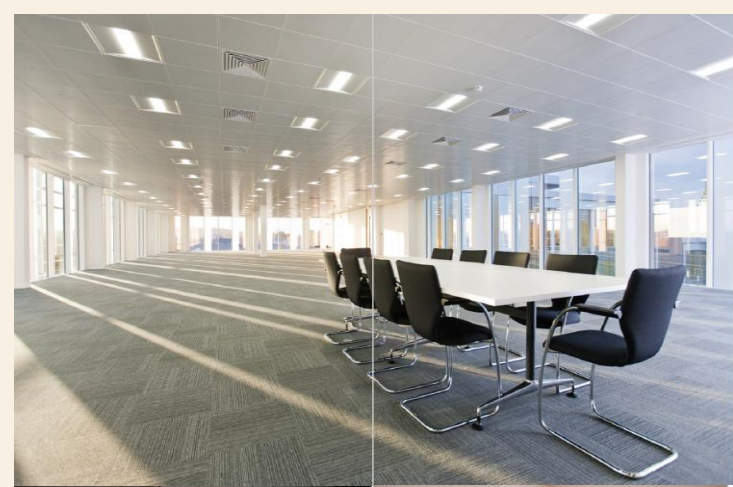


OVERVIEW

- Headquarters building comprising 63,799 sq ft, built in 2013
- Arranged over ground and 3 upper floors
- Designed as two independent buildings capable of either single or multi-occupancy, the first and second floors have been linked

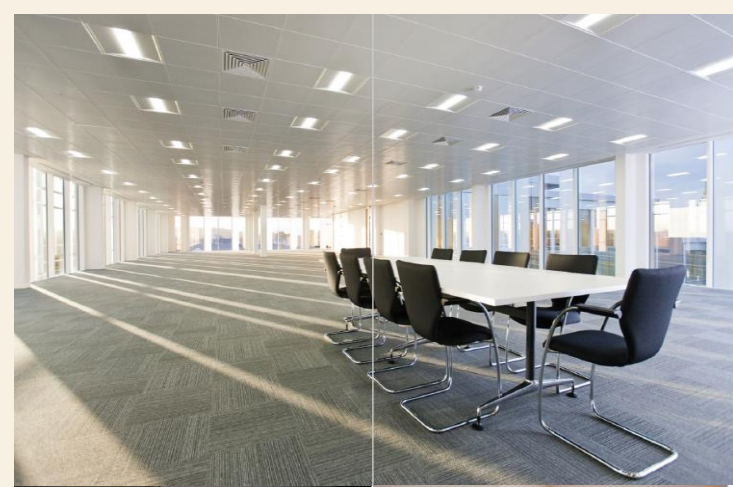
ACCOMMODATION

Floor	NIA (Sq Ft)
Third Floor	10,543
Second Floor	17,861
First Floor	17,700
Ground Floor	16,815
Ground Floor	670
Ground Floor	390
Total	63,799



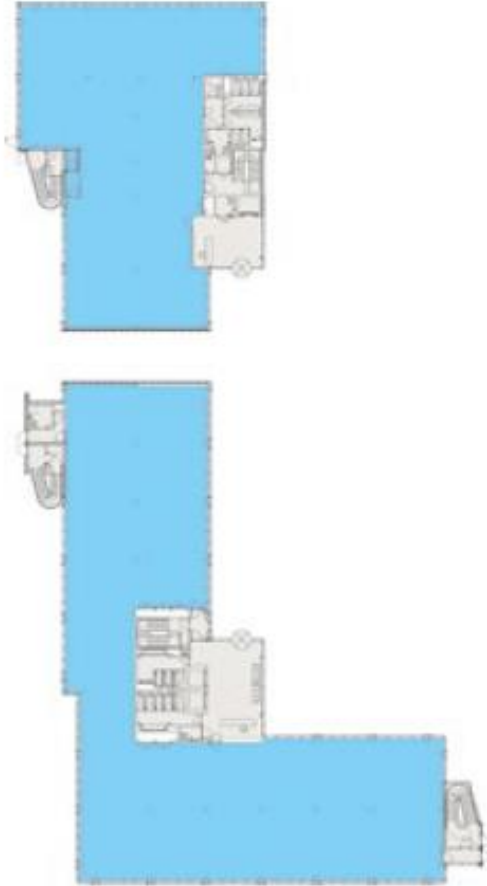
SPECIFICATION

- BREEM 'Excellent' and an EPC 'B' rating.
- Concrete frame construction with glazed panels, curtain walling with metal cladding and a combination of contemporary clear and opaque glazing.
- 3-pipe VRV cooling system
- Fully accessible raised floors (150mm void)
- Suspended ceilings with metal tiles incorporating LG7 compliant lighting
- Car parking ratio of 1:371 sq ft (172 spaces)
- 60 Covered cycle stands
- Three 13 person-passenger lifts
- Male, female and disabled WCs with dedicated showers, lockers and changing facilities

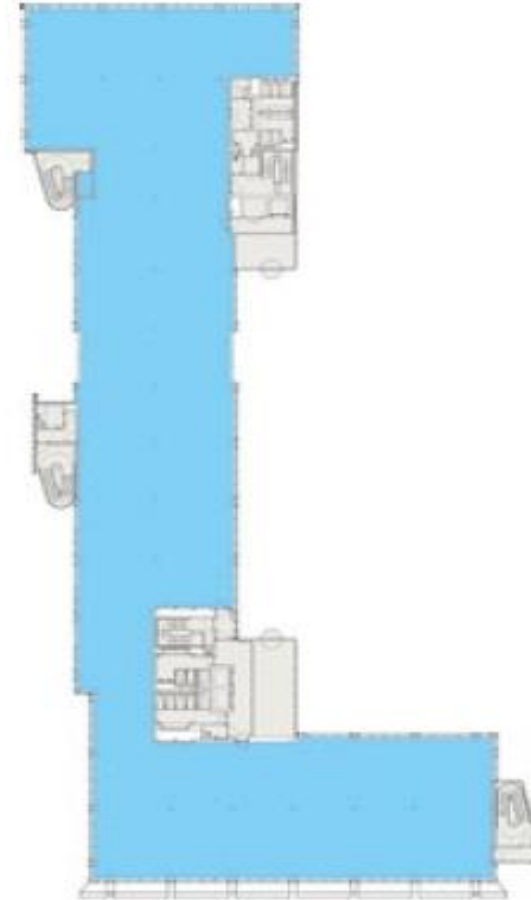


ACCOMMODATION

Ground Floor



First Floor



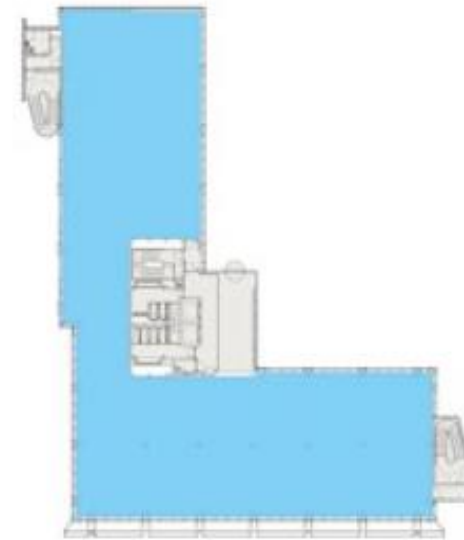
*Floor plans not to scale, indicative only

ACCOMMODATION

Second Floor



Third Floor



*Floor plans not to scale, indicative only

GREEN CREDENTIALS

- Passive solar control measures with high performance glazing.
- Water saving sanitary fittings.
- Excellent natural day-lighting to limit usage of artificial lighting.
- Automatic lighting control by daylight and personnel sensors.
- Building management systems and smart metering to provide real time energy analysis.
- Renewable site-generated energy sources including solar generated electricity, solar hot water and air source heat pumps.
- Battery charging facilities for four electric cars.
- Building envelope designed to achieve high levels of insulation and low U-values.
- Smart passive design to reduce energy requirements



