

*Prominent location along The Causeway
From 3,524 sq ft to 14,688 sq ft Available to Let*



1 LOTUS PARK

Staines-Upon-Thames

TW18 3AG



Take your business to the next level















1 Lotus Park is a prominent office building which is currently undergoing an extensive refurbishment including a redesigned double height reception and a semi exposed raft ceiling finish.

The building can be configured in a variety of ways to suit occupiers' requirements:

- + A stand alone HQ building of 14,688 sq ft.
- + A Capsule suite of 7,260 sq ft on the ground floor which can be sub-divided to provide two suites of 3,524 sq ft and 7,408 sq ft. Capsule is Legal and General's fully fitted office solution created to suit all occupiers requirements, including kitchenettes, private meeting rooms and a range of stylish furnishings. With short form leases on flexible terms plus provision of data connectivity and a range of options from suites to multiple floors, Capsule offers an efficient and effective solution for any business.
- + Traditional Grade A office suite of 7,408 sq ft on the 1st floor, which could also be retrofitted to a Capsule specification.

With the focus not only on the quality of the interior space but the environment surrounding the building, Lotus Park is a riverside location providing tenants with a private garden and barbeque area, concierge services and scenic Thames path walks all within a stone's throw of Staines town centre.

The building will also provide great signage opportunities along The Causeway.

 Double Height Remodelled Reception Area	 Semi-exposed Raft Ceiling Finish with LED Lighting	 2.7 M ↑ Office Area Finished Floor to Ceiling Height Of 2.7M	 Landscaped Garden & the River Thames	 Ultrafast Internet by Telcom
 51 Car Spaces (1:298 sq ft)	 Newly Refurbished WC's & Shower	 Full Access Raised Floors	 Dedicated Shuttle Bus Service to Train Station & Town Centre	 Preconnect Enabled Building
 Electric Charging Points Available	 New VRF Air Conditioning	 Target EPC Rating 'B'	 Secure Cycle Storage	

Indoor environmental quality (IEQ) sensors

Legal & General, alongside Cundall, have installed a number of indoor environmental quality (IEQ) sensors into the office space at Lotus Park 1, to ensure it is performing as expected and not detrimentally affecting occupants health and productivity. With the current pandemic, the importance of having sufficient ventilation to remove pollutants and virus' alike is critical, alongside controlling the thermal environment (i.e. temperature and humidity) for comfort and productivity purposes — these sensors offer a way to continuously monitor both.

Although indoor air/environmental sensors do not specifically measure viruses such as COVID-19, official advice from a variety of health and built environment organisations (including WHO, CIBSE, ASHRAE, REHVA) have highlighted that the principles behind achieving good air quality indoors align with the best way to reduce the risk of viral transmission.

Ensuring ventilation system air flow rates are sufficient to dilute pollutants is highly recommended, these sensors directly measure CO2 and VOCs which can act as a proxy for sufficient fresh air within a space. Therefore, monitoring provides a user-friendly way to ensure the air flow rates are maintained over time and also provide the reassurance to occupants.



Lotus Park itself is perfectly positioned, being a stone's throw from the River Thames and also in close proximity to all the amenities the town centre has to offer.



Accommodation



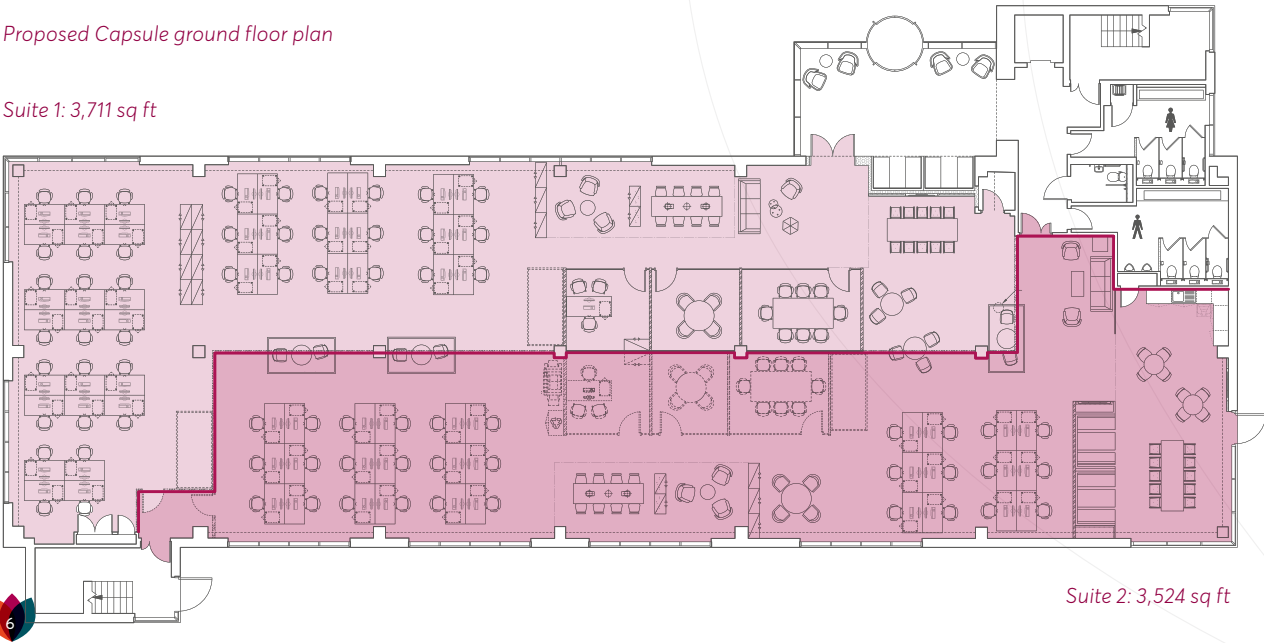
Lotus Park offers flexible suites arranged over the ground and 1st floor.

The strategy is to provide Capsule office accommodation on the ground floor from 3,524 sq ft to 7,260 sq ft and CAT A space on the 1st floor, although it could be retrofitted to a Capsule specification.

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

Proposed Capsule ground floor plan

Suite 1: 3,711 sq ft



Suite 2: 3,524 sq ft

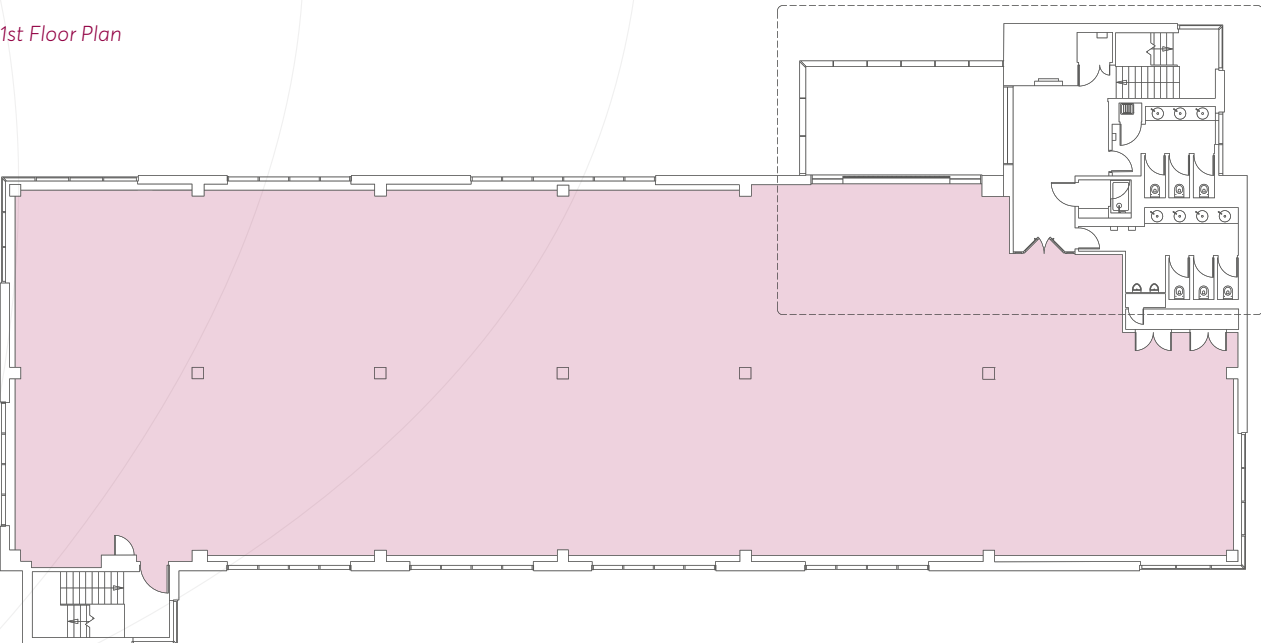
Capsule options available at 1 Lotus Park:

- Category B fit out; kitchenette, meeting rooms, desks
- Fixed dilapidation costs
- Flexible lease terms
- Short form leases
- Data connection
- Fixed service charge cost
- All inclusive rent
- Plug & Play

Area	Sq Ft	Sq M
1st Floor	7,408	688
Ground Floor	3,524 - 7,260	327 - 674
Total	14,668	1,362

Areas quoted are based on Net Internal Area.

1st Floor Plan



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, Debenhams, Boots, Currys, H&M and Decathlon.



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.



Building & Community Get Togethers



Summer garden parties



Morning Workout

Pure Gym

PURE GYM

14 Min Walk



Client Lunch

LIMEYARD
All Day California Kitchen

LIMEYARD RESTAURANT

12 Min Walk



Breakfast

STARBUCKS

STARBUCKS

2 Min Walk



Lotus Park are delighted to have recently finished the landscaping of the new waterfront gardens which provides a unique riverside amenity offering 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 pialtes 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 Telecom

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

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

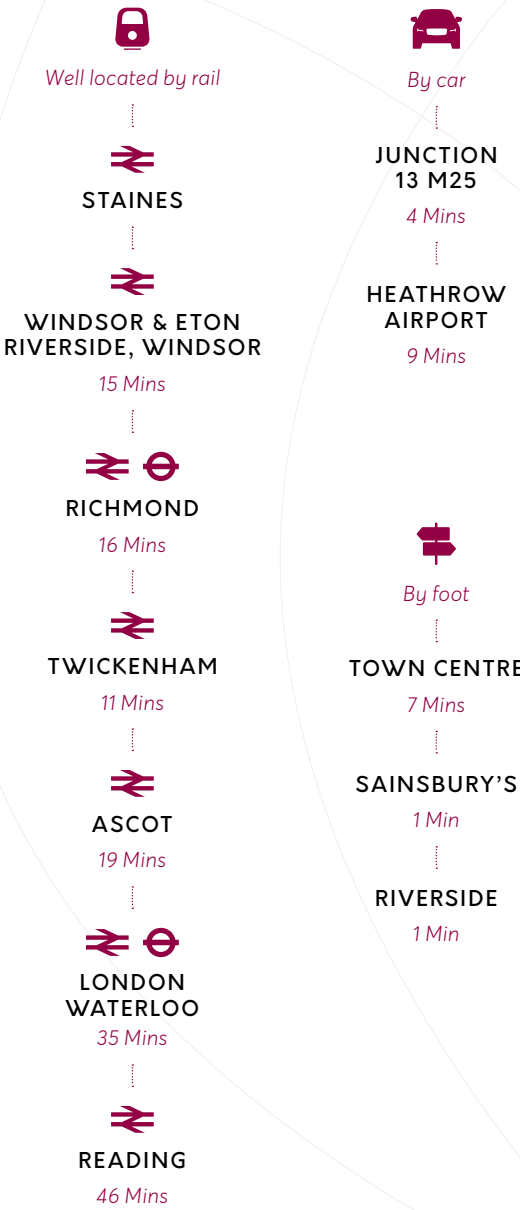
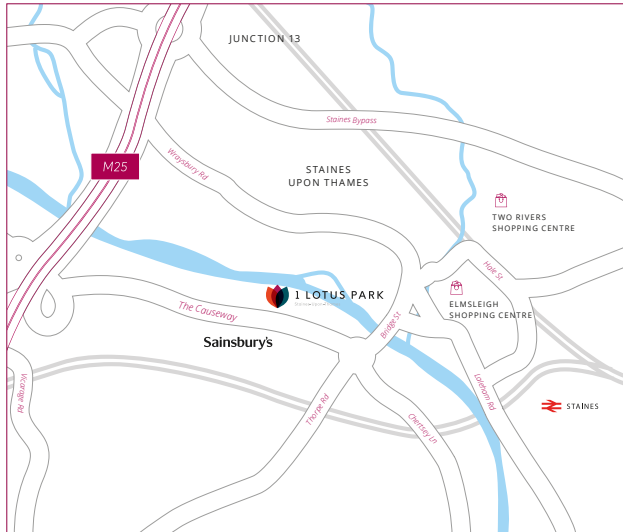
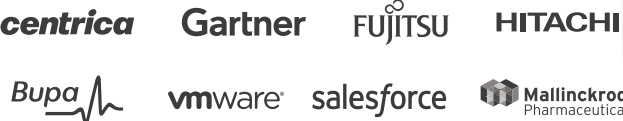
We have a range of different contracts available with additional speed options as well as a number of business bolt-ons including Phone Systems, Firewall management, LAN management & WIFI management.

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:



www.lotusparkstaines.com

A development by



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Misrepresentation Act

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