

*Prominent location along The Causeway
From 3,524 sq ft to 15,190 sq ft available Q4 2020*



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 15,190 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 3,711 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 7,930 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



Office Area Finished
Floor to Ceiling
Height Of 2.7M



Landscaped
Garden & the
River Thames



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



Electric
Charging Points
Available



New VRF
Air Conditioning



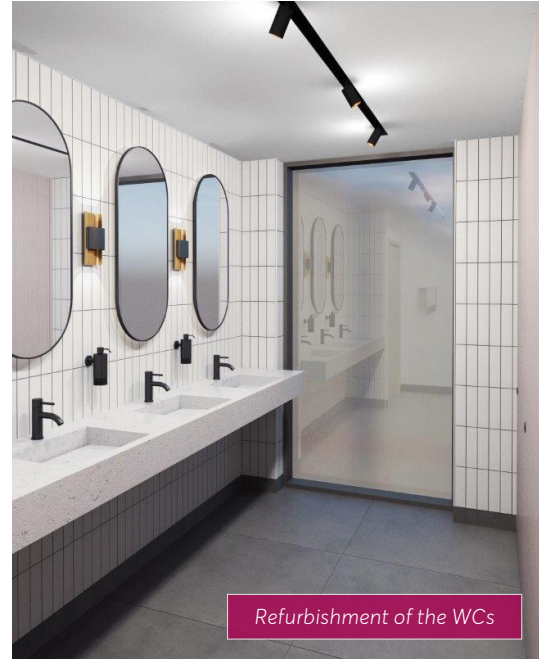
Target EPC
Rating 'B'



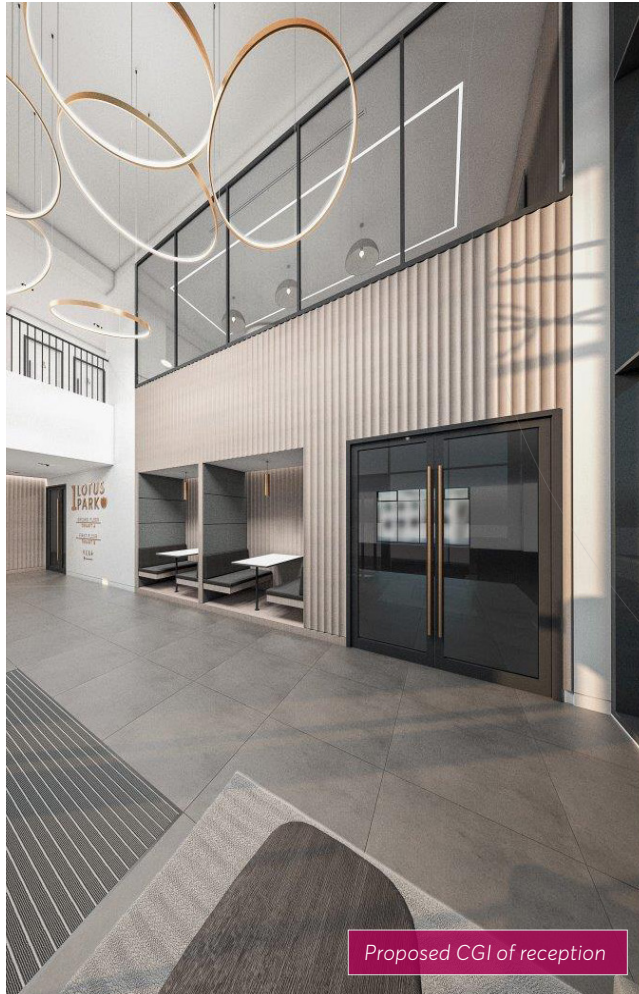
Secure
Cycle Storage



CGI of Capsule on the ground floor



Refurbishment of the WCs

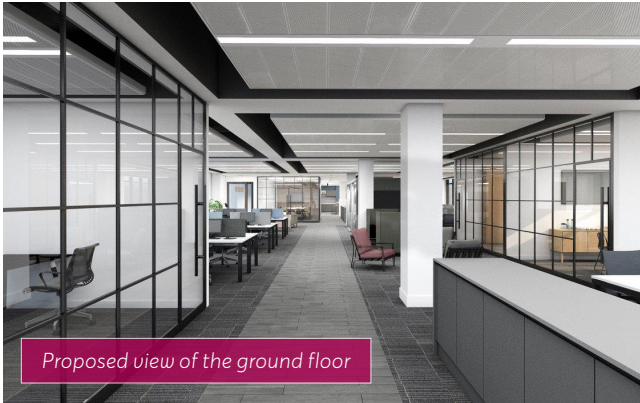


Proposed CGI of reception

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



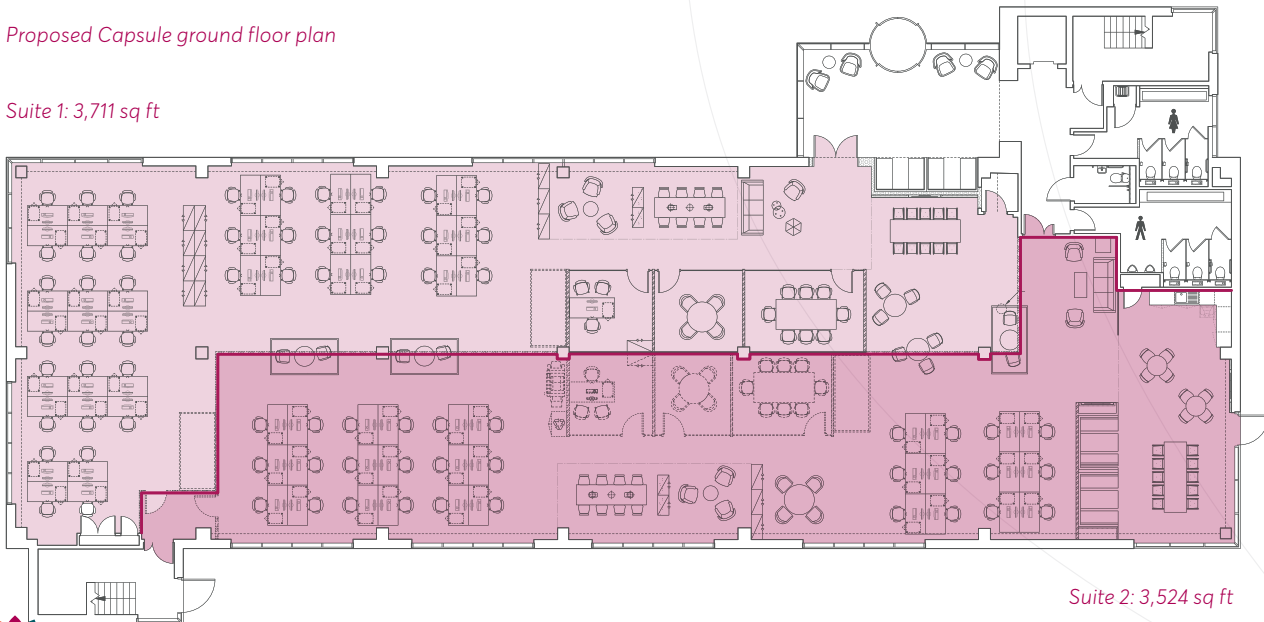
Lotus Park offers flexible suites arranged over the ground and 1st floor.

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



Capsule options available at 1 Lotus Park:



Category B fit out;
kitchenette, meeting
rooms, desks



Data
connection



Flexible
lease terms



All inclusive rent



Short
form leases



Fixed
dilapidation costs



Fixed service
charge cost

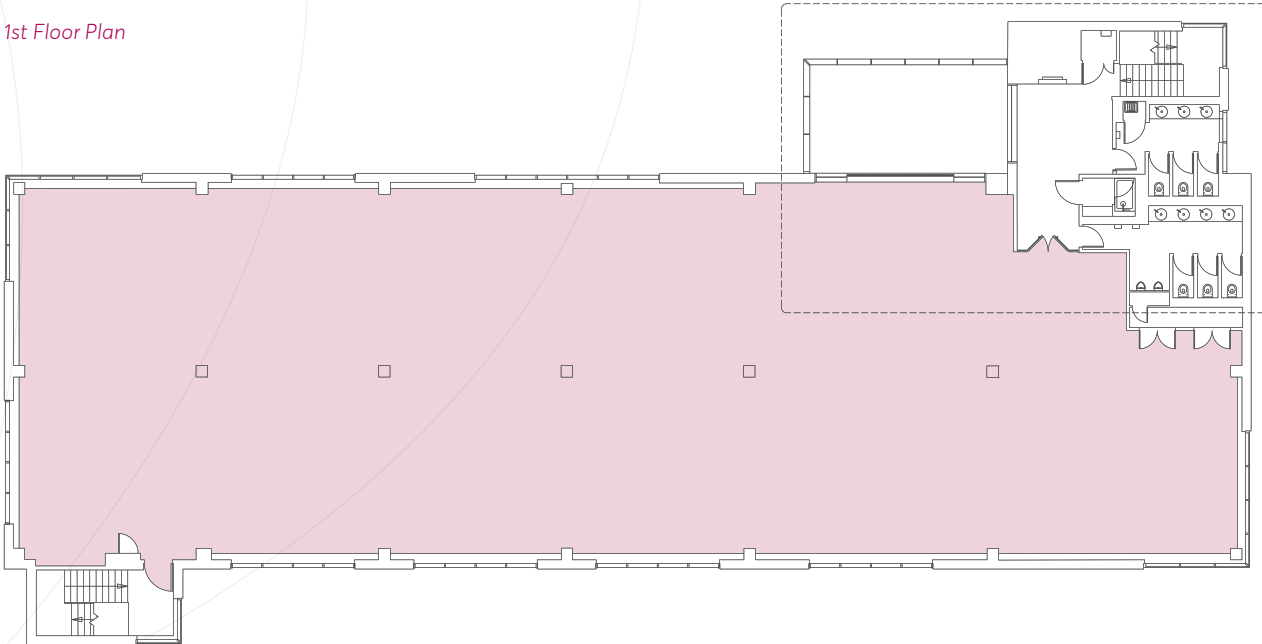


Plug & Play

Area	Sq Ft	Sq M
1st Floor	7,408	688
Ground Floor	3,524 - 7,260	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, Ernest Jones, Monsoon & Decothlon.



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



PUREGYM



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.



Food truck
pop ups



Garden &
BBQ area



Yoga /
meditation



Building &
Community Get
Togethers



Summer
garden
parties

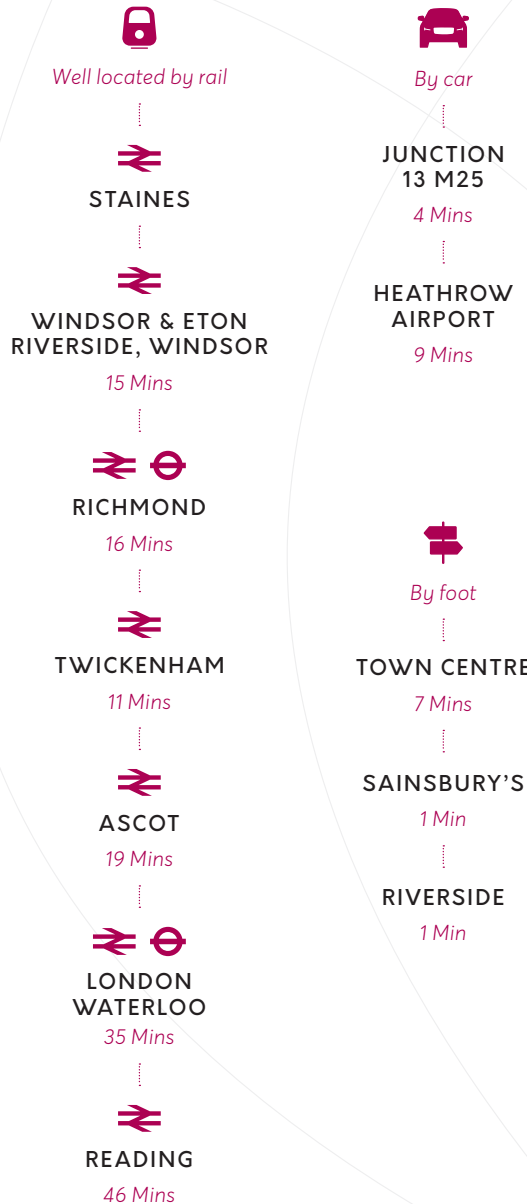
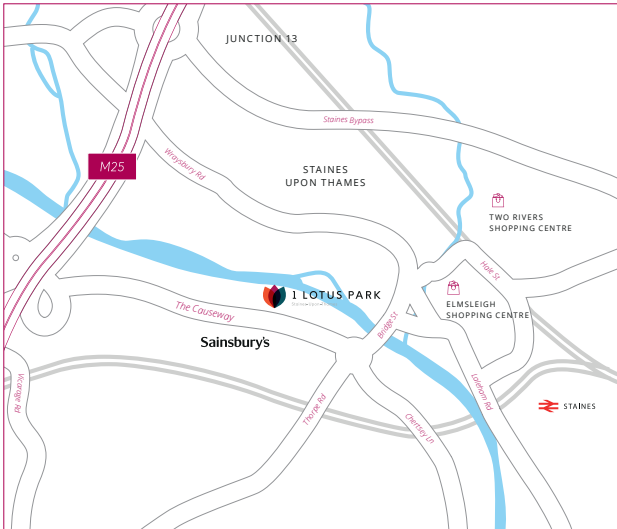
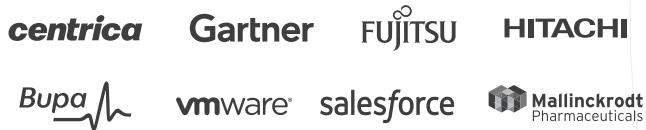


Location

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:



RUNNYMEDE HOTEL

J13

M25

M25

HOMEBASE

RICOH
Imagine. Charge.

A308

3 LOTUS PARK

2 LOTUS PARK

salesforce

PURESTORAGE

Mallinkrodt
Engineering

THAMES
PATH

1 LOTUS PARK

A308

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PHARMA

ES

Sainsbury's

STARBUCKS®

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7 MINS

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Free dedicated shuttle
bus service



LOTUS PARK



STAINES

5 Mins

Bupa

tenable

HITACHI
Inspire the Next

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A development by



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