

*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



Front elevation CGI

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
-  ↓ 2.7 M ↑ 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'



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



Proposed view of the ground floor

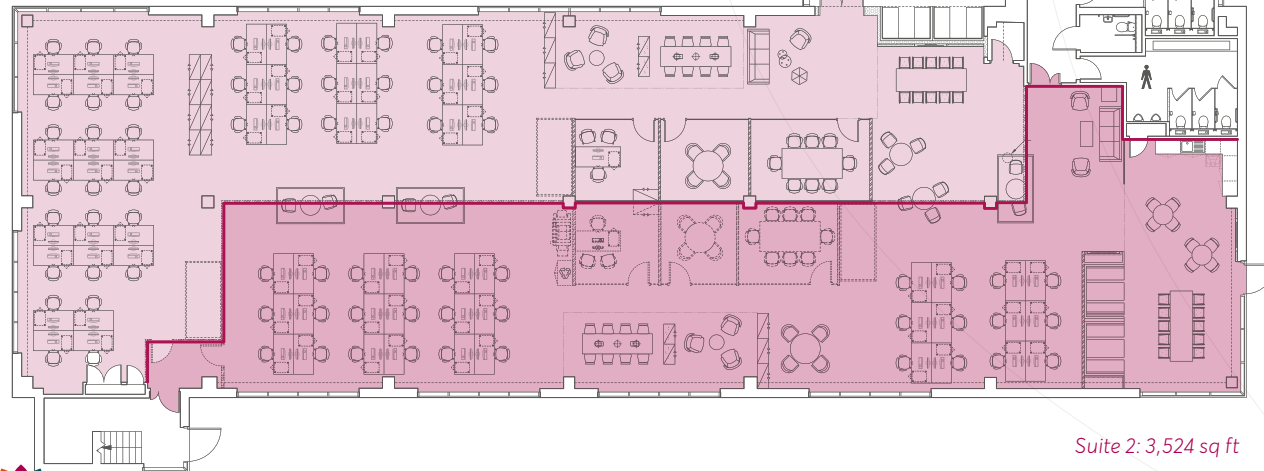
Lotus Park offers flexible suites arranged over the ground and 1st floor.

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



Data connection



Flexible lease terms



All inclusive rent



Short form leases



Fixed dilapidation costs



Fixed service charge cost

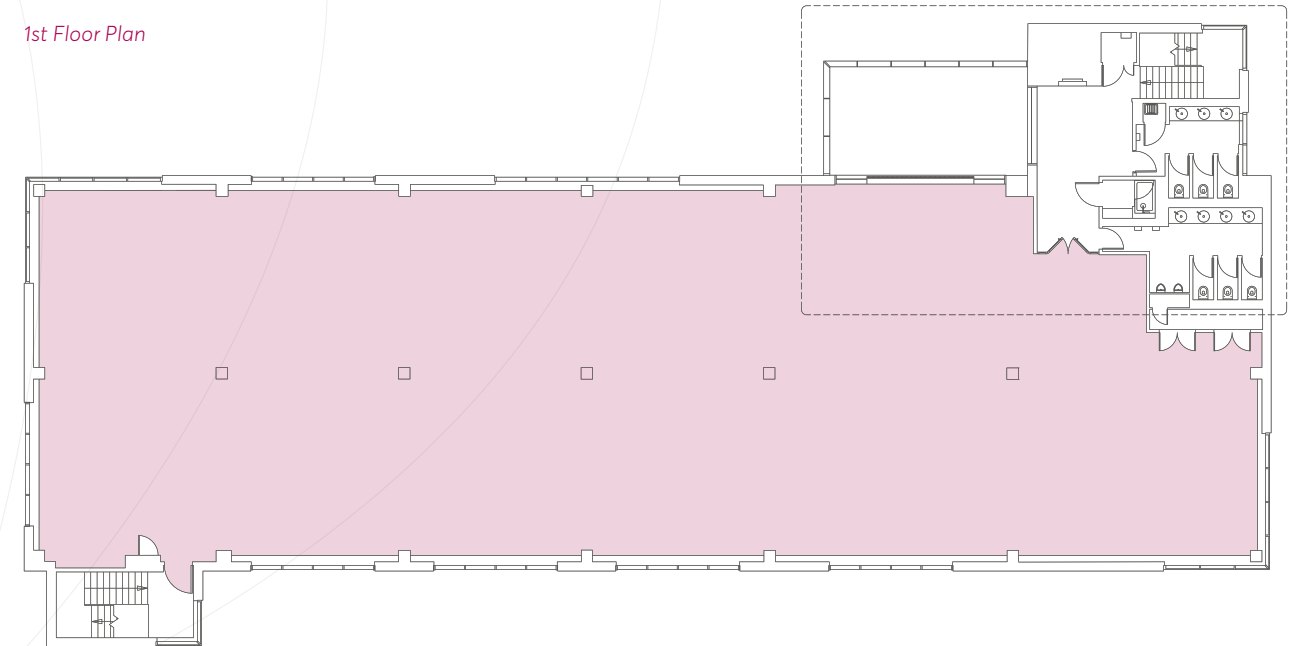


Plug & Play

Area	Sq Ft	Sq M
1st Floor	7,930	737
Ground Floor	3,524 - 7,260	260
Total	15,190	674

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



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



Summer garden parties



Building & Community Get Togethers

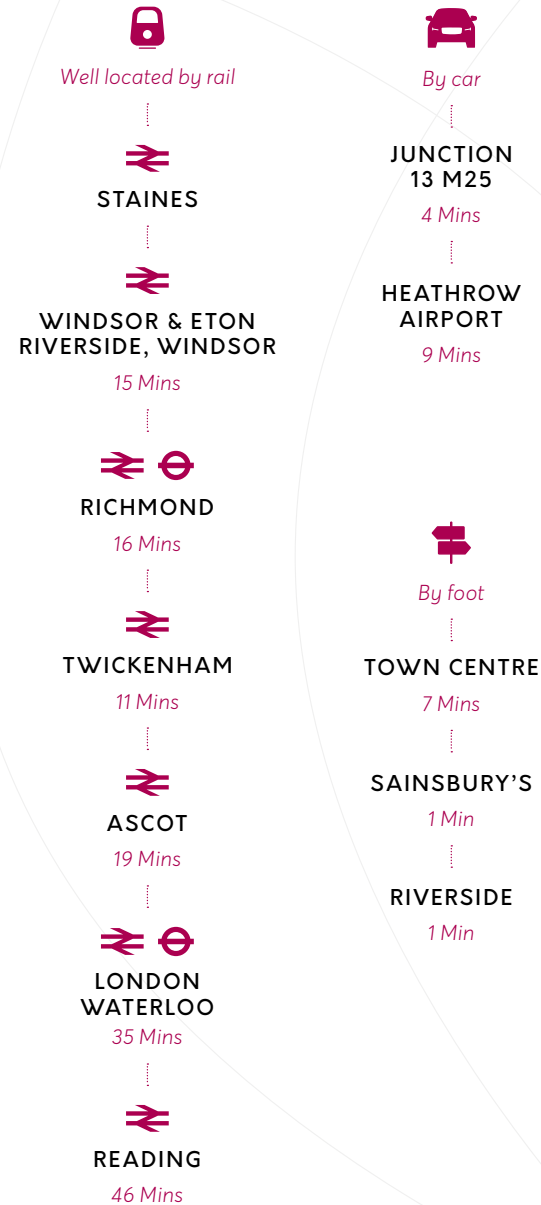
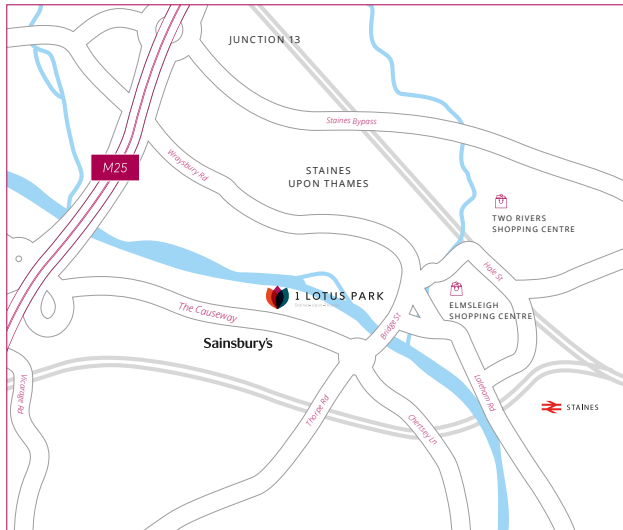
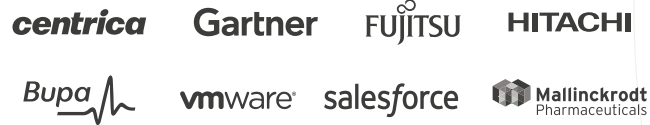


Location

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:



Heathrow 9 Mins

RUNNYMEDE HOTEL

J13

M25

M25

HOMEBASE

RICOH

3 LOTUS PARK

PURESTORAGE

Mallinckrodt

THAMES PATH

2 LOTUS PARK

salesforce

1 LOTUS PARK

A308

VIFOR PHARMA

Sainsbury's

STARBUCKS

Regus

TOWARDS TOWN CENTRE 7 MINS

Free dedicated shuttle bus service

LOTUS PARK

STAINES 5 Mins



Sat Nav: TW18 3AG

www.lotusparkstaines.com

A development by



**BNP PARIBAS
REAL ESTATE**

Edward Smith

edward.smith@realestate.bnpparibas

T : +44 (0) 207 318 5136

M: +44 (0) 7836 656538

Alice Hilliard

alice.hilliard@realestate.bnpparibas

T : +44 (0) 207 484 8136

M: +44 (0) 7557 280885



Steve New

snew@vailwilliams.com

T : +44 (0) 148 344 6800

M: +44 (0) 7874 902123

Claudia Harley

charley@vailwilliams.com

T : +44 (0) 148 344 6800

M: +44 (0) 7836 544 564

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