

*Grow Your Space  
From 9,556 sq ft (887 sq m) Available*



# 2 LOTUS PARK

Staines-Upon-Thames


TW18 3AG





Take your business to the next level


2 Lotus Park has been comprehensively refurbished by asset owners Legal and General Investment Management, offering maximum flexibility to meet the demands of the modern occupier.


With the focus not only on the quality of space but the environment surrounding the building, Lotus Park is a riverside location providing scenic Thames Path walks, park amenities including gardens and cafe, and within easy walk of Staines Town Centre. The building also offers great signage opportunity on the building equal to the current tenant.


- 


32 car spaces  
(1:298 sq ft)
- 


Metal tiles Suspended ceiling with LED lighting
- 


Office area finished floor to ceiling height of 2.7m
- 


Landscaped garden & the River Thames
- 


Remodelled Reception area
- 


newly refurbished WC's & Shower
- 


Full access raised floors & new carpeting throughout
- 


Dedicated Shuttle bus service to train station & Town Centre
- 


Estate electric charging points available
- 

EPC Rating C
- 

VRF Air Conditioning
- 

Park concierge
- 

Bike racks
- 

Ultrafast Internet by Telcom
- 

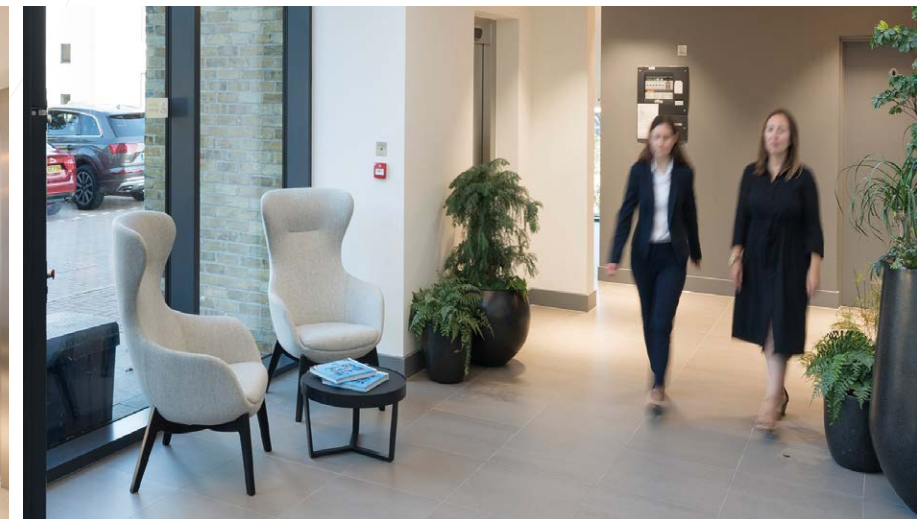
Preconnect Enabled Building



Lotus Park, The Causeway, Staines TW18 3AG

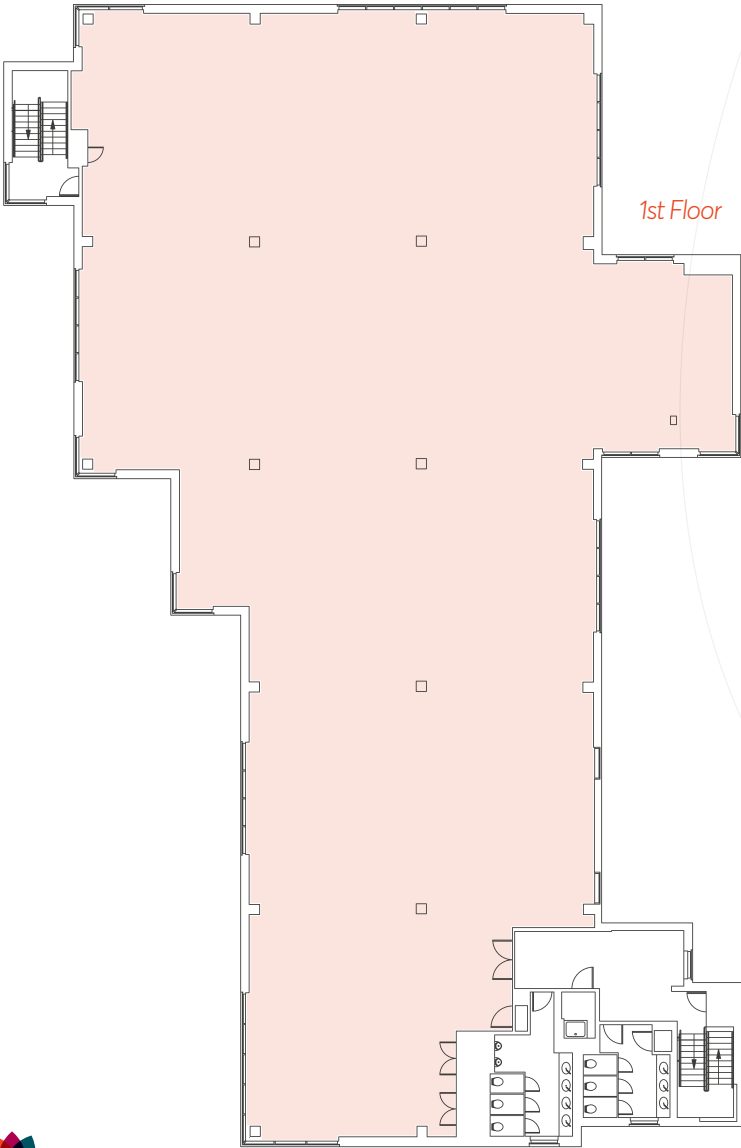


*If you're looking for natural light and keen on the finer detail? Let us help you visualise your business at Lotus Park.*





Accommodation



2 Lotus Park offers 1st floor and shared reception.

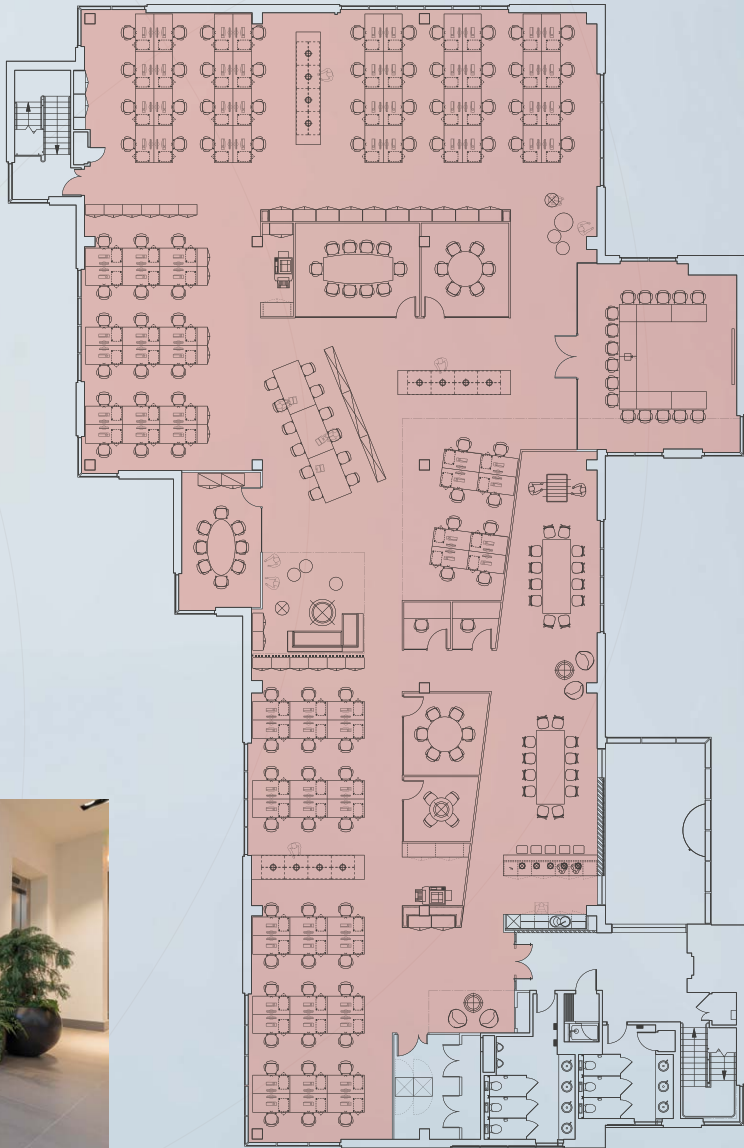
Whatever your requirements the building offers high profile 'space to flourish'.

Area	Sq Ft	Sq M
1st Floor	9,556	887
Total	9,556	887

Areas quoted are based on net internal area.



Indicative Layout



Schedule of Accommodation

1	Welcome Area
6	Meeting Rooms
2	Quiet Rooms
2	Print Areas
1	Comms Room
96	Open Plan Workstations
1	Staff Breakout Area
12	Hot Desks



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



Breakfast  
**STARBUCKS**  
STARBUCKS

2 Min Walk



Client Lunch

**LIMEYARD**  
*All Day California Kitchen*

LIMEYARD RESTAURANT

12 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.



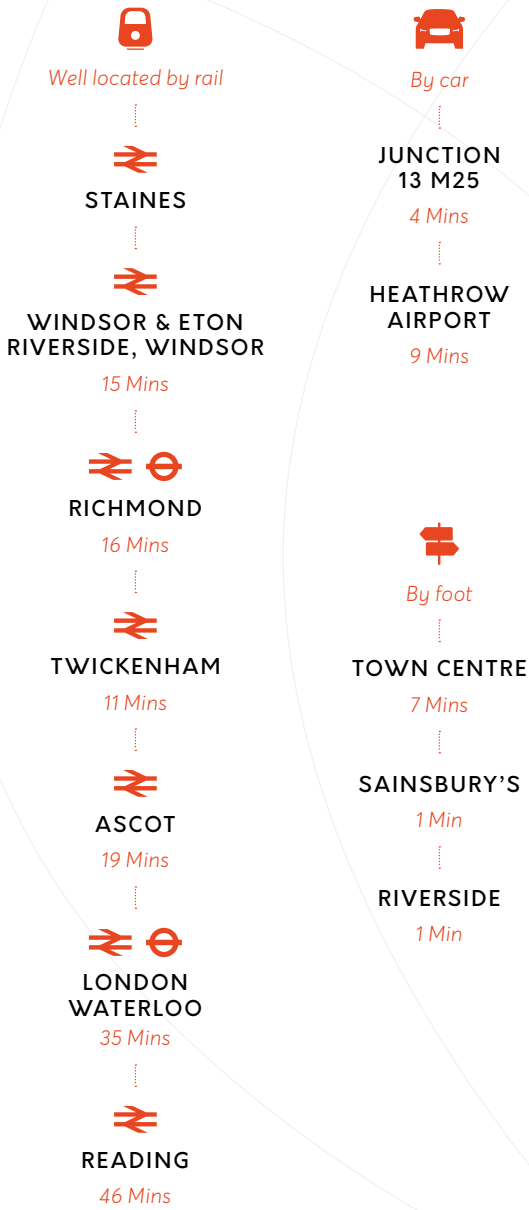
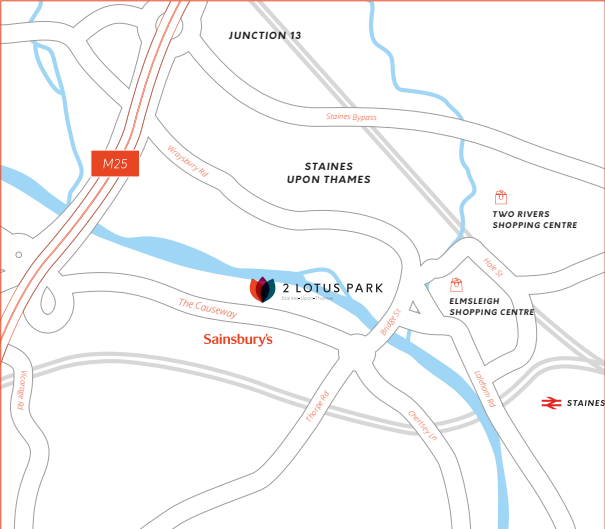
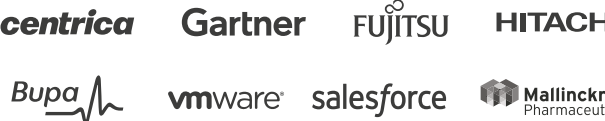
Lotus Park, The Causeway, Staines TW18 3AG

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](http://www.lotusparkstaines.com)

A development by



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**Misrepresentation Act**

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