

*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



Bike racks



Park concierge



VRF Air Conditioning



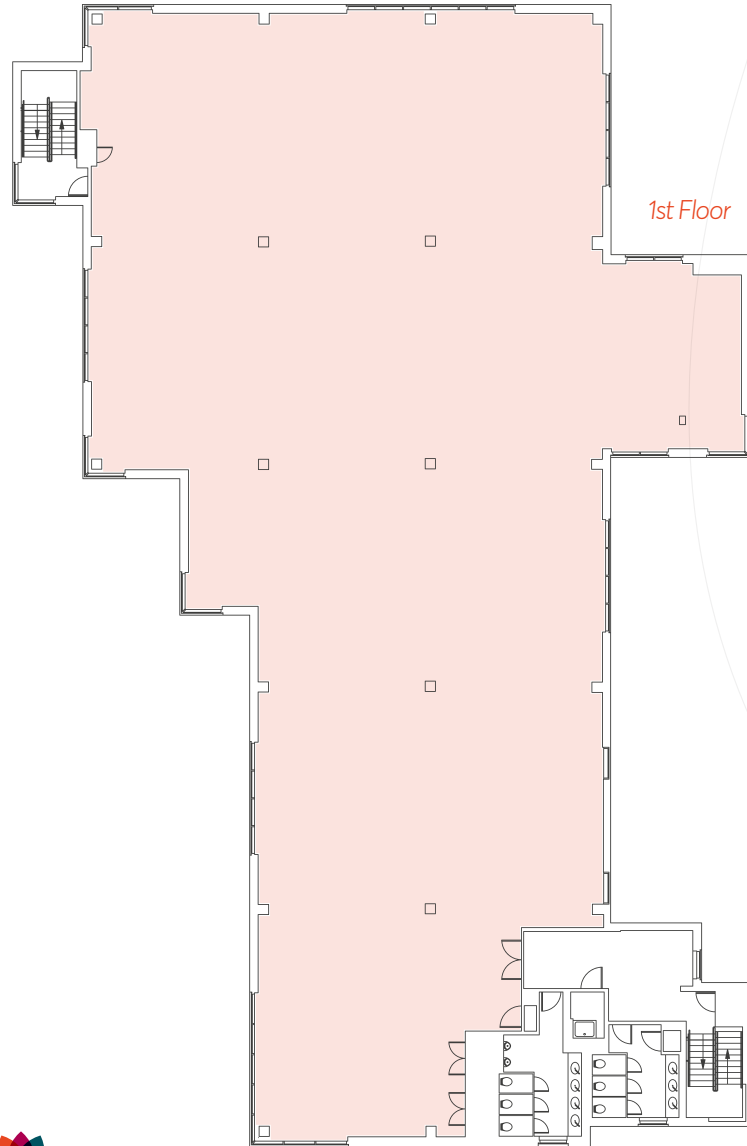


*If you're looking for natural light and keen on the finer detail? Let us help you visualise your business at Lotus Park.*





## Accommodation



2 Lotus Park offers 1st floor and shared reception.

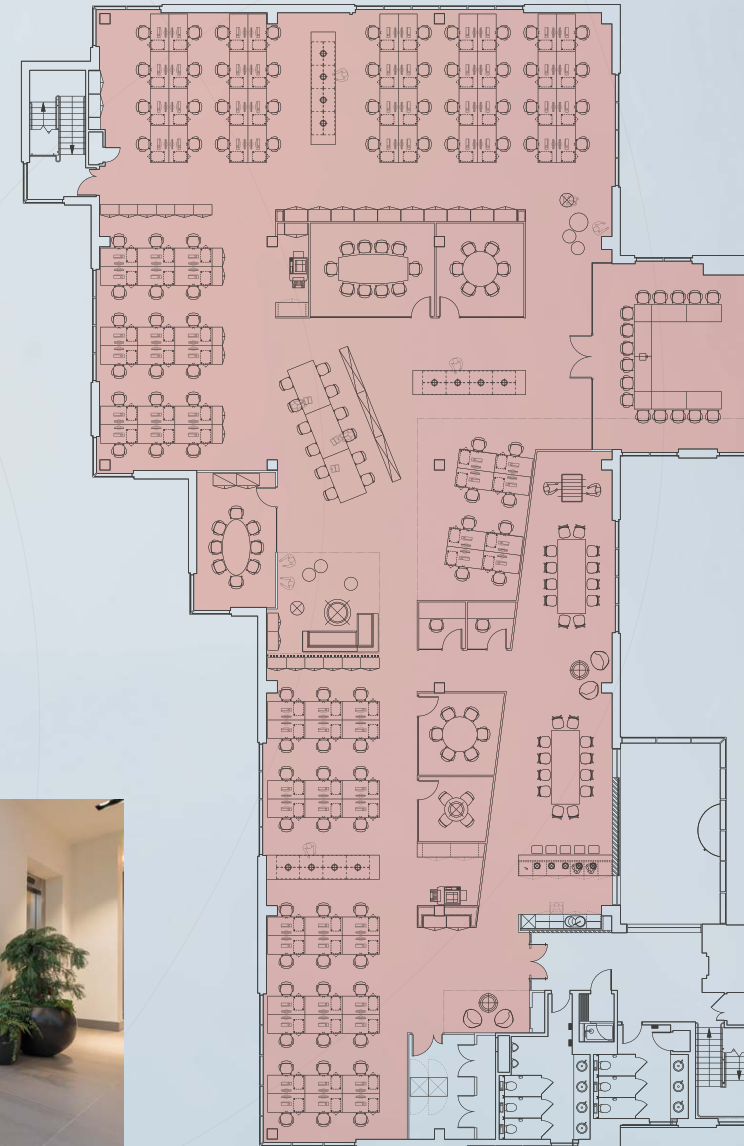
Whatever your requirements the building offers high profile 'space to flourish'.

Area	Sq Ft	Sq M
1st Floor	9,556	887
<b>Total</b>	<b>9,556</b>	<b>887</b>

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.



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





*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 pilates 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.



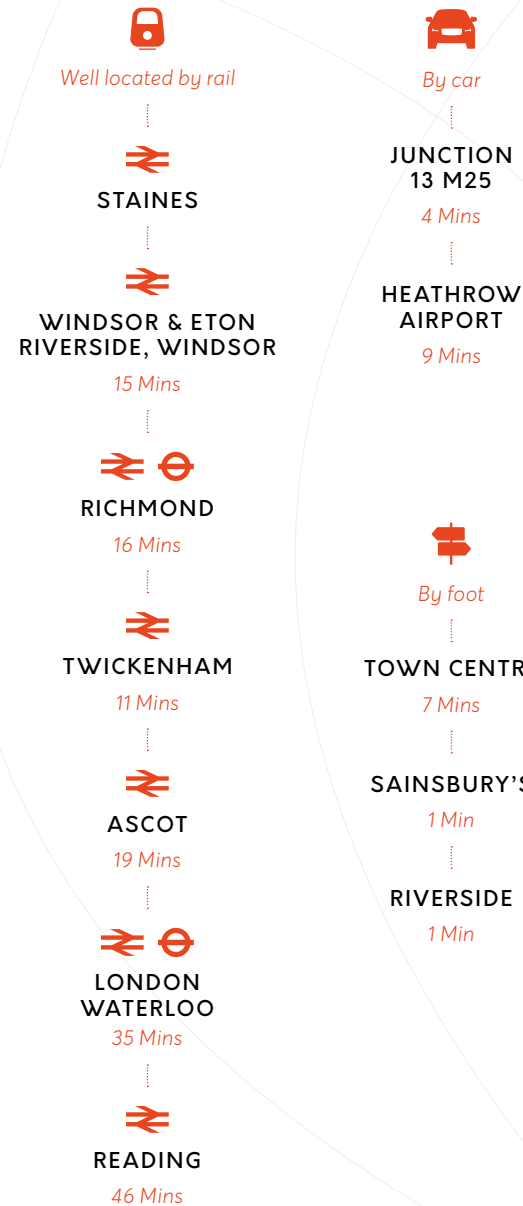
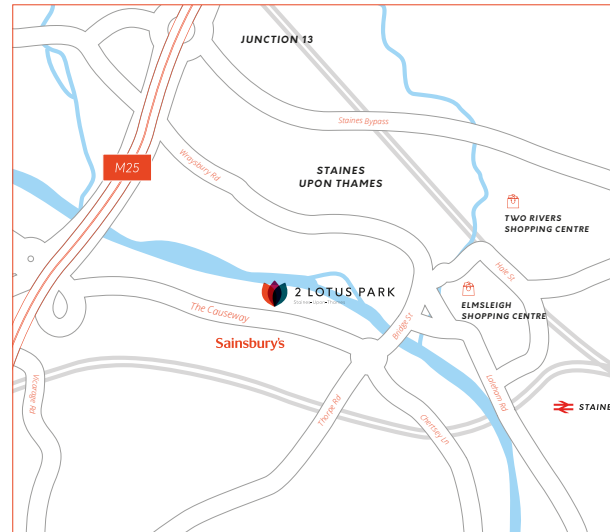
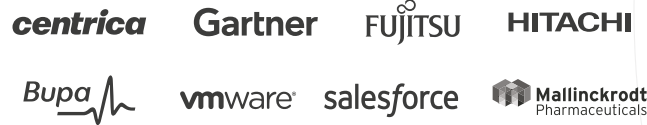


## Location

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



**BNP PARIBAS  
REAL ESTATE**

Edward Smith

[edward.smith@realestate.bnpparibas](mailto:edward.smith@realestate.bnpparibas)

T : +44 (0) 207 318 5136

M: +44 (0) 7836 656 538

Sarah Brisbane

[sarah.brisbane@realestate.bnpparibas](mailto:sarah.brisbane@realestate.bnpparibas)

T: +44 (0) 207 318 4621

M: +44 (0) 7769 201 458

Freddie Bird

[freddie.bird@realestate.bnpparibas](mailto:freddie.bird@realestate.bnpparibas)

T: +44 (0) 207 338 4198

M: +44 (0) 7909 860 965



**Vail  
Williams**

Steve New

[snew@vailwilliams.com](mailto:snew@vailwilliams.com)

T : +44 (0) 148 344 6800

M: +44 (0) 7874 902 123

Claudia Harley

[charley@vailwilliams.com](mailto:charley@vailwilliams.com)

T : +44 (0) 148 344 6800

M: +44 (0) 7836 544 564

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