

High Quality Waterside Offices

4,508 – 24,915 sq ft Available



# 3 LOTUS PARK

Staines-Upon-Thames

TW18 3AG

## Take your business to the next level

This energy efficient, Grade A office has been comprehensively rebuilt to incorporate technology with large, regular floor plates for maximum flexibility. Purposefully designed to meet the demands on the modern work space and set amongst enviable riverside walks, with break-out facilities including games area and garden BBQ. All within easy walking distance of Staines town centre.



On site parking  
1,298 sq ft



3 showers with changing  
area & lockers



Bike racks



Landscaped garden  
& the River Thames



Electric  
charging points



VRF  
Air Conditioning



BREEAM rating  
very good & EPC A



Preconnect  
Enabled Building

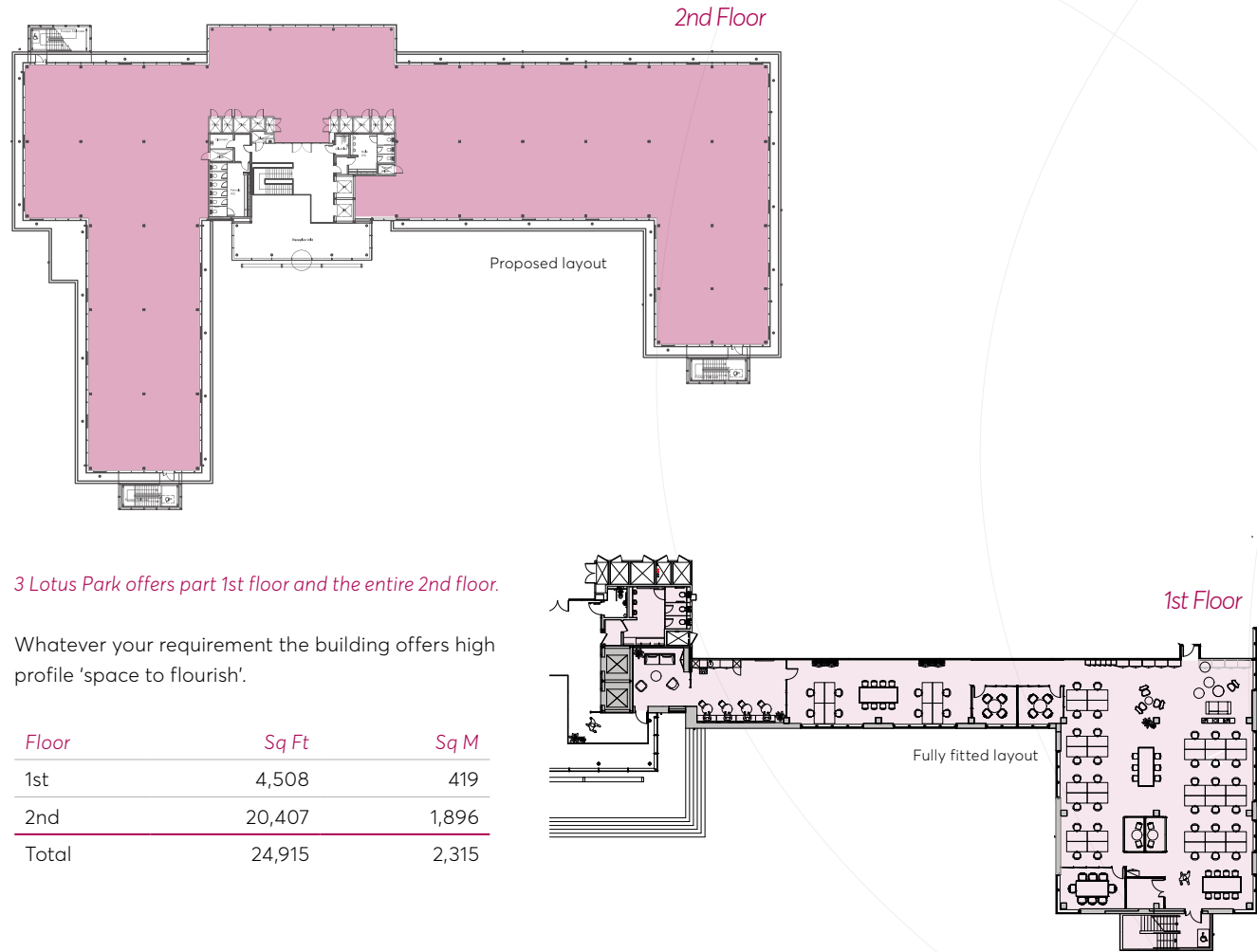


Dedicated Shuttle bus  
service to train station



Ultrafast Internet  
by Elevate

## Accommodation



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



### 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, Boots, Currys, Mountain Warehouse and H&M.



Morning Workout

# Pure Gym

PURE GYM

14 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



Breakfast  
**STARBUCKS**  
STARBUCKS

2 Min Walk



Client Lunch

# wagamama

WAGAMAMA'S

13 Min Walk



Building & Community Get Togethers



Summer garden parties



Tenants at Lotus Park benefit from the waterfront gardens which provides a unique riverside amenity offer 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.



### *Ultrafast Internet provided by Ewave*

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

All buildings are enabled with Ewave 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.

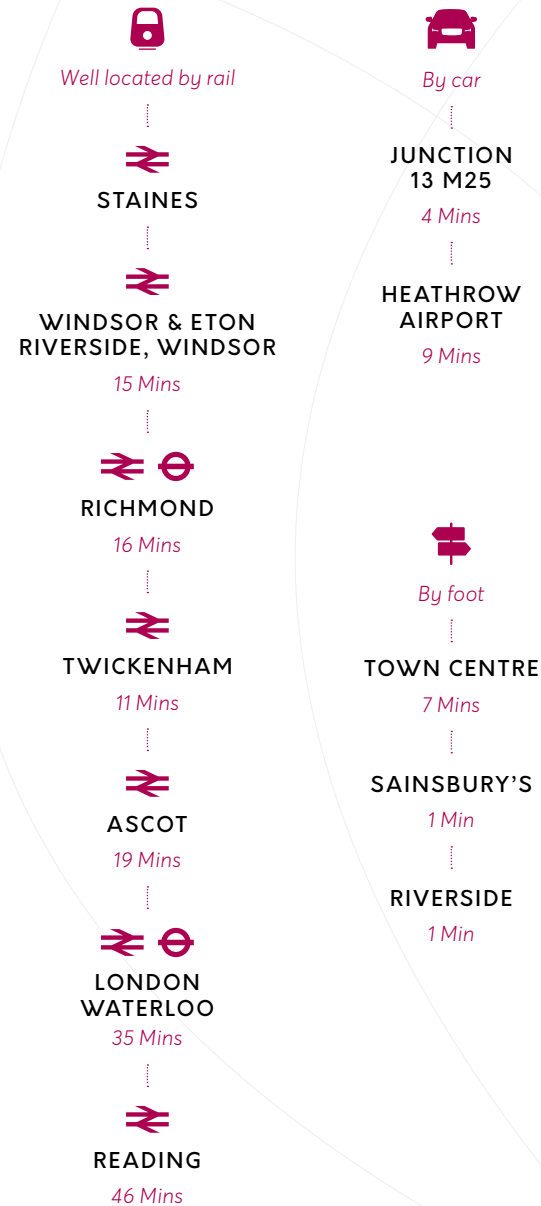
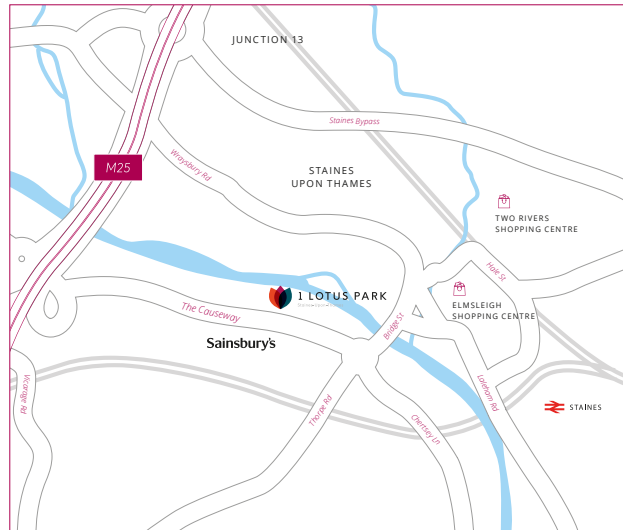
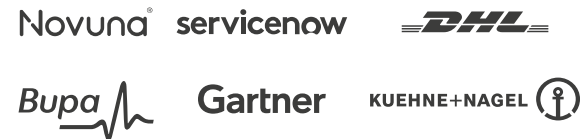
3 Lotus Park has been awarded a 5 star telecommunications connectivity rating certificate by ewave.

## 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:



Free dedicated shuttle bus service

**LOTUS PARK**

STAINES  
5 Mins

Heathrow 9 Mins

Sat Nav: TW18 3AG

## Dedicated Shuttle bus to Lotus Park



Lotus Park offers the ultimate convenience for commuting staff and visiting clients.

If travelling by train, nearby Staines mainline station provides a regular direct service into London Waterloo in 35 minutes, Reading station is 46 minutes away, while Gatwick Airport can be reached in a little over an hour.

Now a dedicated shuttle bus operates between Lotus Park and Staines train station.



## Lotus Park Courtesy Bus Timetable

Monday to Friday (excluding bank holidays)

### Morning Service

<i>Staines Train Station</i>	<i>Depart</i>	07:52	08:17	08:47	09:10
<i>Lotus Park</i>	<i>Arrive / Depart</i>	OR	OR	OR	OR

### Evening Service

<i>Lotus Park</i>	<i>Depart</i>	16:32	17:05	17:35	18:05	18:35
<i>Staines Train Station</i>	<i>Depart</i>	OR	OR	OR	OR	OR

Weekend Away

**Heathrow**  
HEATHROW AIRPORT

9 Min Drive



Evenings



**RIVER WALK**

2 Min Walk



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



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*Misrepresentation Act*

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