

High Quality Waterside Offices
4,805 – 25,212 sq ft Available



3 LOTUS PARK

Staines-Upon-Thames

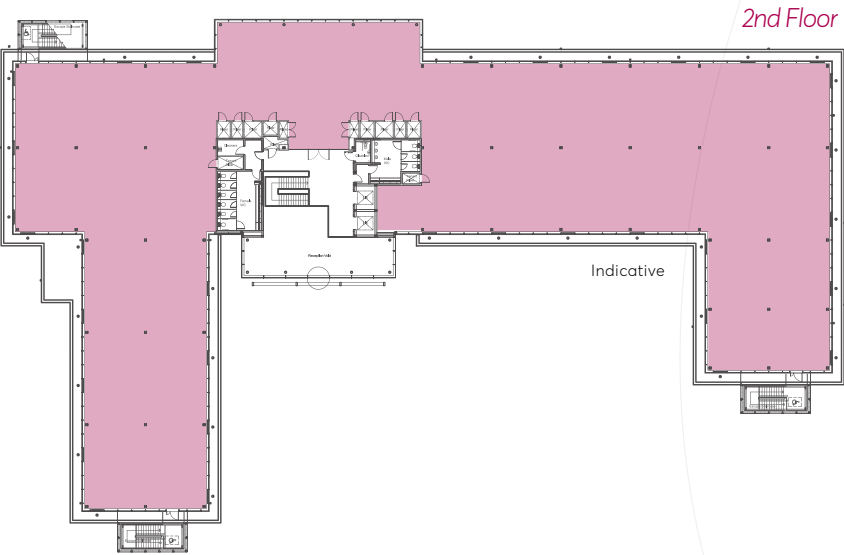
TW18 3AG

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

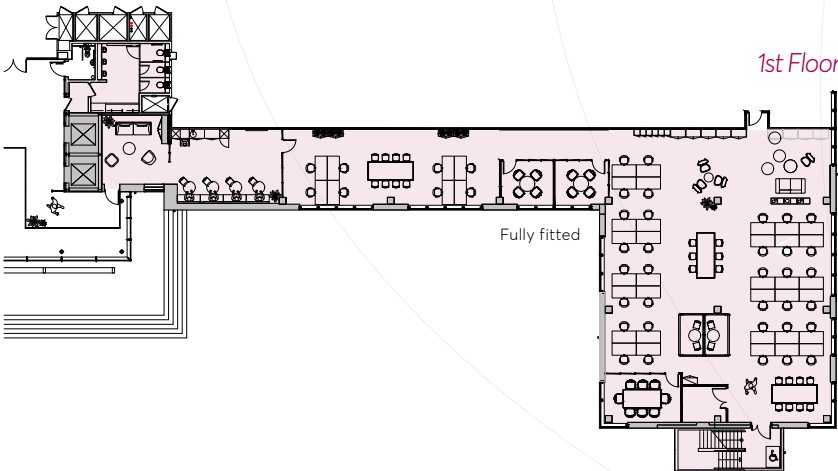
Accommodation



3 Lotus Park offers part 1st floor and the entire 2nd floor.

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

Floor	Sq Ft	Sq M
1st - fully fitted	4,805	446
2nd - Indicative	20,407	1,896
Total	25,212	2,342



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.



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



Client Lunch

wagamama

WAGAMAMA'S

13 Min Walk



Breakfast

STARBUCKS

STARBUCKS

2 Min Walk



PUREGYM

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 Elevate

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

All buildings are enabled with Elevate 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:

Novuna[®]

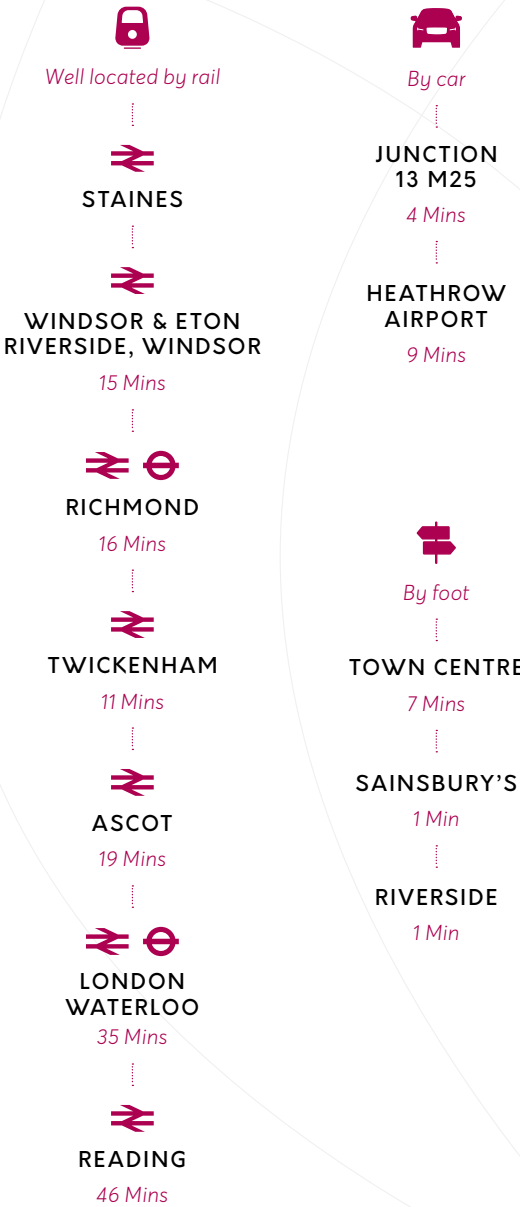
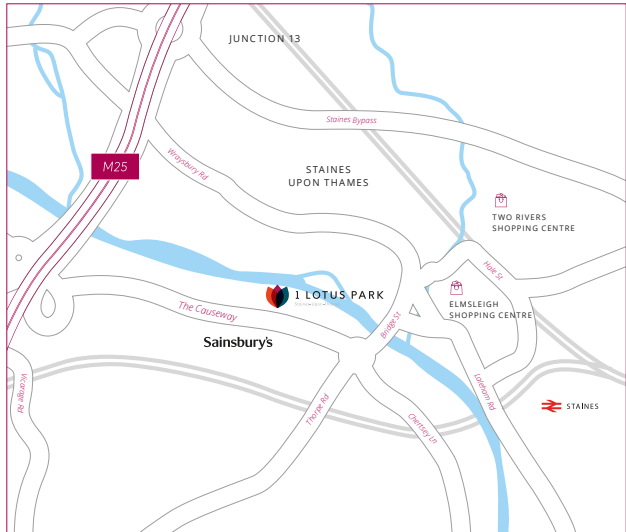
servicenow





Gartner

KUEHNE+NAGEL 




Free dedicated shuttle
bus service


LOTUS PARK


STAINES
5 Mins

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

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

Evening Service

Lotus Park	Depart	16:32	17:05	17:35	18:05	18:35
Staines Train Station	Depart	OR	OR	OR	OR	OR

Weekend Away

Heathrow

HEATHROW AIRPORT

9 Min Drive



Evenings



RIVER WALK

2 Min Walk



www.lotusparkstaines.com



Toby Lumsden
tobylumsden@brayfoxsmith.com
M: +44 (0) 7796 444 379

Ed Smith
edsmith@brayfoxsmith.com
M: +44 (0) 7836 656 538



Maria Hoadley
mhoadley@vailwilliams.com
M: +44 (0) 7584 649 059

Natalie Furtado
nfurtado@vailwilliams.com
M: +44 (0) 7584 034 875

Misrepresentation Act

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. Floor plans of the scheme are for identification purposes only.