1-3 CAUSEWAY CENTRAL

CAUSEWAY PARK

LOVETT ROAD | STAINES-UPON-THAMES | TW18 3AZ

TWO UNITS LET - UNIT 3 AVAILABLE 33,940 SQ FT



PRIME URBAN LOGISTICS ESTATE
NEW BUILD INDUSTRIAL / WAREHOUSE UNIT
33,940 SQ FT



SET WITHIN A LEADING SOUTH EAST BUSINESS PARK

The Causeway Central Industrial scheme is perfectly positioned for any business, strategically located within Causeway Park, an established mixed-use business park. The location's connectivity fulfils all the requirements for effective national and international logistics.

Junction 13 of the M25 is a three-minute drive, linking the Park to the M3 (J2) and the M4 (J4) for the wider motorway network; Heathrow Terminals are between 6 - 13 minutes drive for global connectivity.

All of the units benefit from a secure yard, ample car parking, fully fitted offices, electric vehicle charge points and EPC A+ and BREEAM "Outstanding".

AVAILABLE - 33,940 SQ FT



UNIT 3

Causeway Central 3 offers 33,940 sq ft of high-quality, secure detached warehouse and office accommodation.

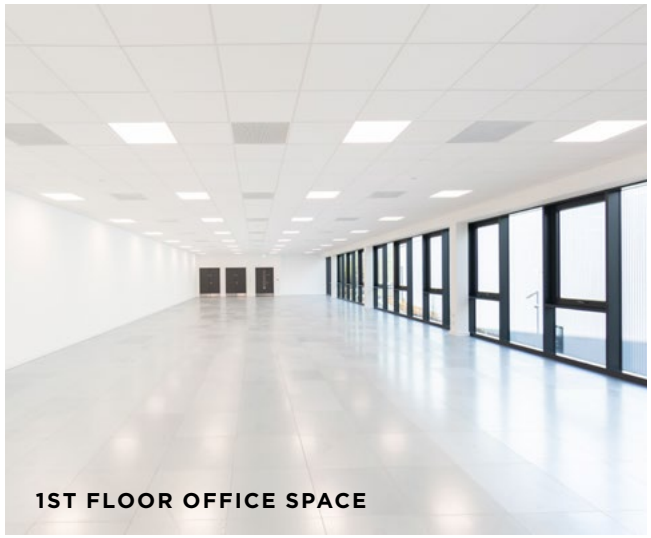
With a 9m clear internal eaves height and an expansive 30m yard depth, the building has been designed with best in class specification.

CAUSEWAY CENTRAL

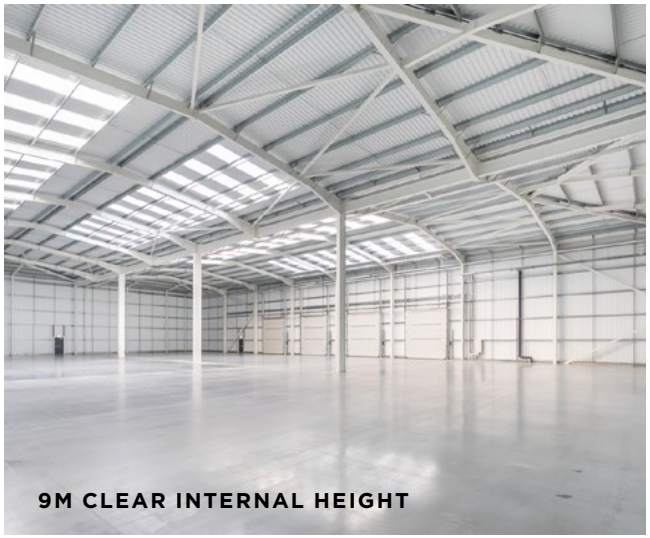
THE HIGHEST QUALITY SPECIFICATIONS THROUGHOUT

- BREEAM "Outstanding"
- EPC A+
- Photovoltaic Roof Panels
- Cat A Office Accommodation
- Secure Yard
- 30m Yard Depth
- 4 Level Access Doors
- 55 Car Parking Spaces
- 12 EV Charging Points
- 400 kVA Power Capacity
- 9m Clear Internal Height





1ST FLOOR OFFICE SPACE



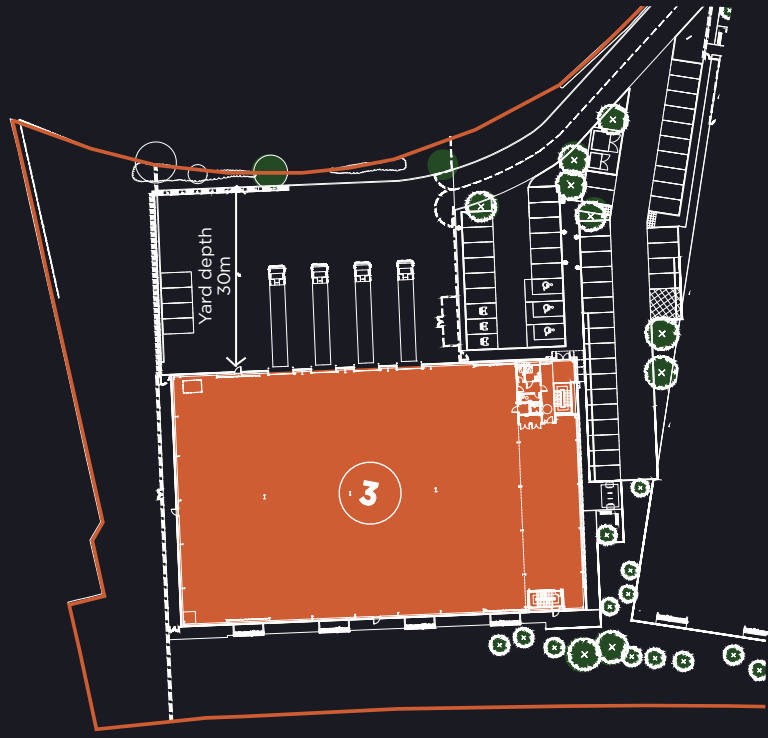
9M CLEAR INTERNAL HEIGHT

UNIT 3

33,940 SQ FT

29,564 SQ FT
WAREHOUSE

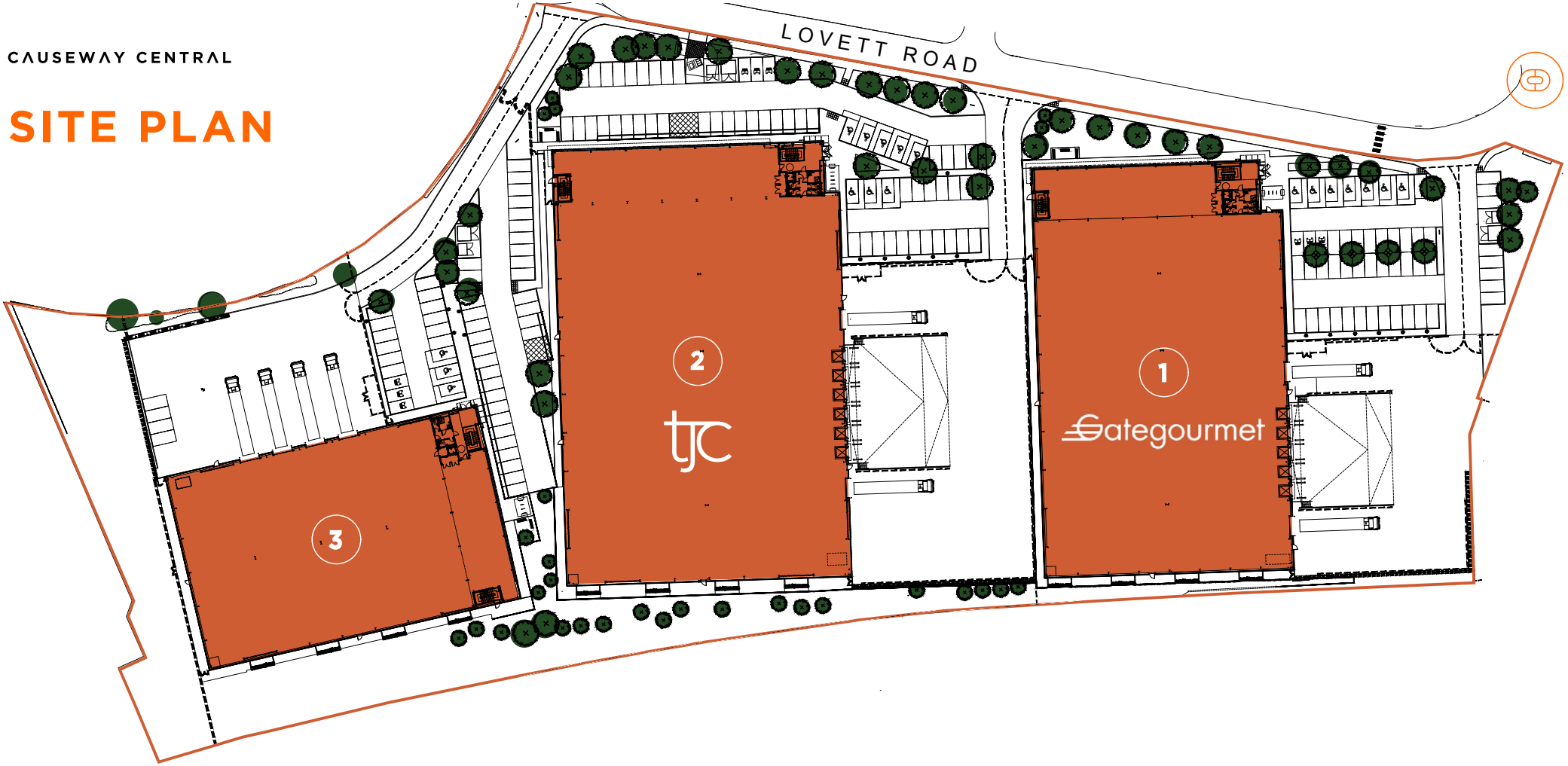
4,736 SQ FT
FIRST FLOOR



CAUSEWAY CENTRAL

CAUSEWAY CENTRAL

SITE PLAN



UNIT 3	SQ FT	SQ M
Warehouse	29,564	2,746.6
First floor offices	4,376	406.5
TOTAL	**33,940**	**3,153.1**
Car parking spaces		55
EV Charging points		12
Level access doors		4
Yard depth		30m
Eaves height		9m

UNIT 2	SQ FT	SQ M
Warehouse	57,545	5,346.1
First floor offices	6,830	634.5
TOTAL	**64,375**	**5,980.6**
Car parking spaces		60
EV Charging points		12
Dock level doors		6
Level access doors		2
Yard depth		38m
Eaves height		12m

LET

UNIT 1	SQ FT	SQ M
Warehouse	47,190	4,384.1
First floor offices	5,683	528
TOTAL	**52,873**	**4,912.1**
Car parking spaces		52
EV Charging points		12
Dock level doors		5
Level access doors		2
Yard depth		36m
Eaves height		10m

LET

Approximate areas in accordance with the International Property Measurement Standards (GEA)

MEASURE AND REPORT YOUR ENERGY USAGE

Causeway Central will facilitate usage tracking throughout the building enabling your business to control costs, improve environmental responsibility and awareness, optimise production and assist with compliance with government regulations.

CARBON REDUCTION TARGETS

Causeway Central is targeting an operational net zero carbon development.

This will allow your business to enhance its brand reputation by occupying a building aligned with your carbon reduction targets. Causeway Central is BREEAM rating of Outstanding, which will put it in the top 10% of sustainable units.

REDUCE OPERATIONAL COSTS AND IMPROVE SUSTAINABILITY CREDENTIALS



BREEAM "Outstanding"



EPC A+



Photovoltaic roof panels



Office LED lighting with daylight sensors and presence detection control to reduce costs



Thermal insulation and airtightness exceed standards, ensuring lower operational costs.



Net Zero CO_2 emissions for regulated use (EPC A+)



Surface water drainage that recycles water, promoting reuse and reducing costs



12 EV charging points per unit (ducting for additional 12) promoting more sustainable travel



VRF system with air source heat pumps, 75% more efficient than conventional HVAC



Guarantees and warranties which will assist with repair costs over the period of the lease

IMPROVING STAFF WELL-BEING AND RETENTION



9% warehouse rooflights boosts natural light, increasing staff productivity by 25%



Natural light to offices, creates a better work environment



Landscaping and green spaces for staff enjoyment



Solar gain and soundproofed windows ensure a positive working environment



Shower facilities to encourage cycling to work and green travel

ESTIMATED PV SYSTEM

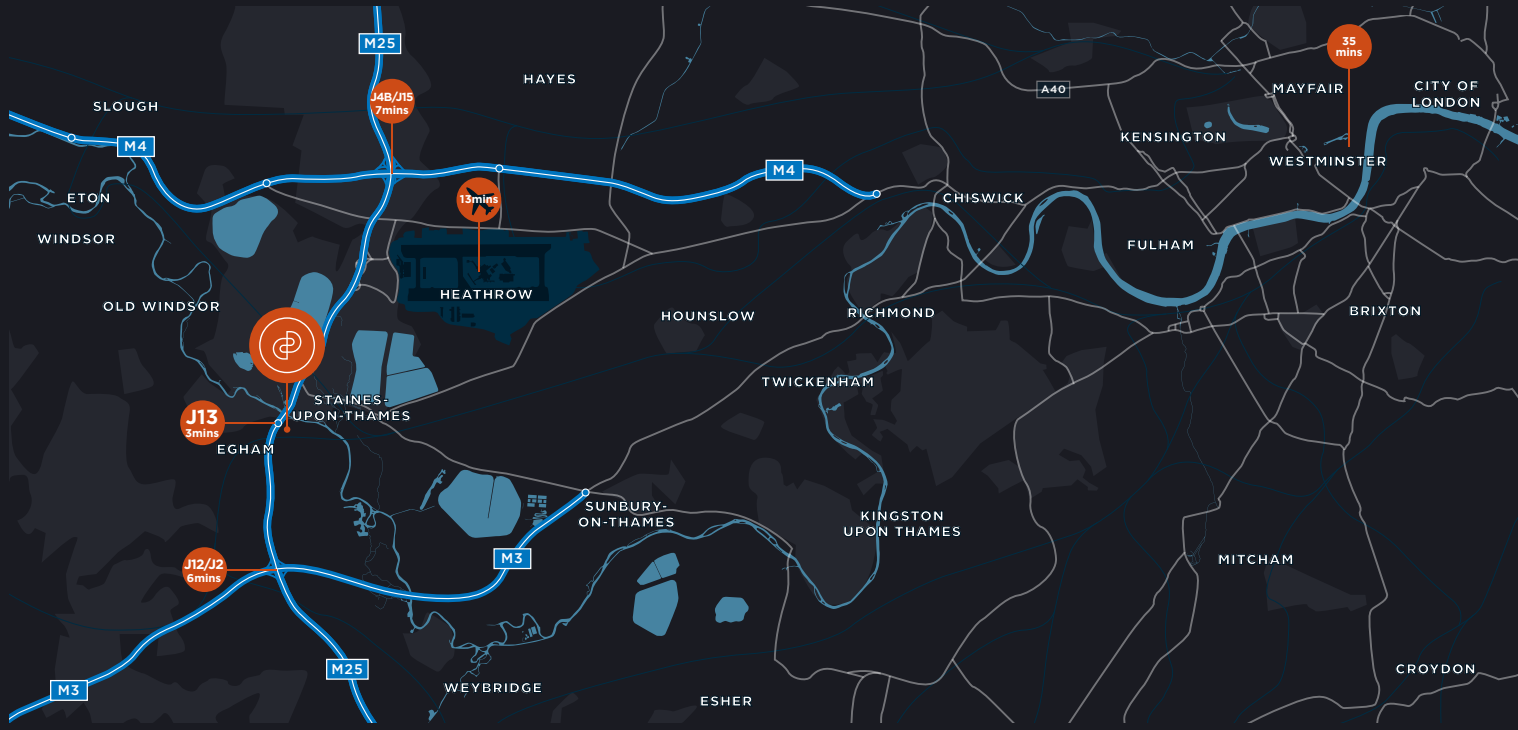
Unit	PV Area M²	PV generated kWh/yr	PV CO_2 emissions avoided kgCo2/yr	Energy Cost savings (up to) £ / year	Smart Export Payments (up to) £ / Year
3	470	83,070	10,505	£12,460	£2,080

CONNECTIONS START HERE

Causeway Central is prominently located on Lovett Road within the Causeway Park mixed use estate. The property is situated just off The Causeway (A308), which connects Staines Town Centre and the M25 (Junction 13). The road network provides access to the M4, M3, A3 and the wider national motorway network.

Trains from Staines Railway Station to Central London take approximately 35 minutes.

All 5 terminals at London Heathrow Airport are only 6 - 13 minutes drive for global connections, making this a key location for London, UK and International business connections.



BY ROAD (TIME IN MINUTES)

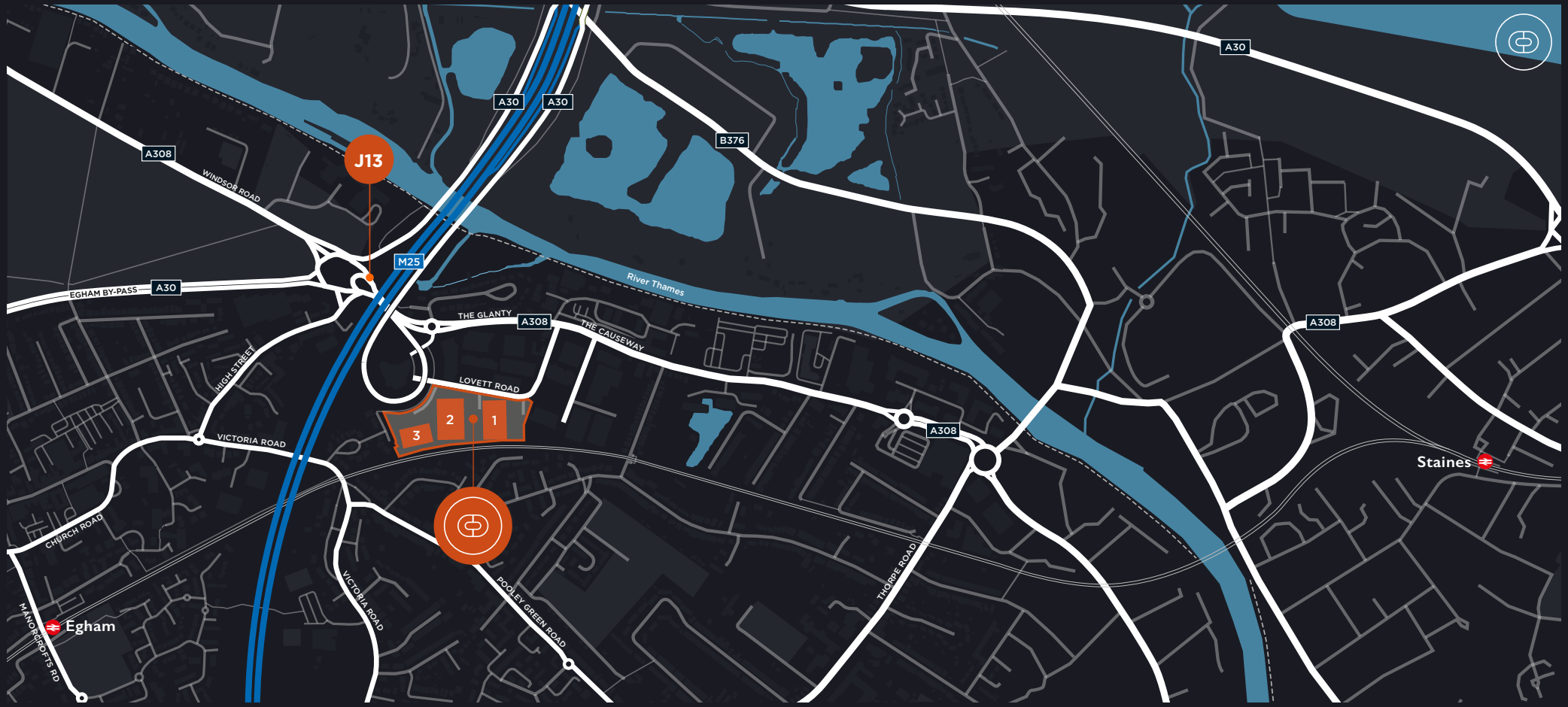
Source: Google maps



BY RAIL (TIME IN MINUTES FROM STAINES STATION)

Source: National Railways





LOCAL OCCUPIERS

Many large brands and household names have successfully moved their businesses to this area, nearby industrial occupiers include Wickes, Toolstation, Lok'nStore ALDI, Kuehne & Nagel and Benchmarx.

DEMOGRAPHICS

11.5m

Population of 11.5 million within 1 hour's drive

Spelthorne 81.9%
78.6% UK

81.9% of the population are economically active, well ahead of Uk at 78.6%

3.22% household numbers increase within 1 mile of Staines from 2021-2026

CAUSEWAY CENTRAL

CAUSEWAY PARK

RENT
On application

BUSINESS RATES
Interested parties are advised to make their own enquiries with Local Authority

LEGAL COSTS
Each party to bear their own legal costs

TERMS
The properties are available on a Full Repairing & Insuring lease for a term to be agreed

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020 3855 5790

ALEX KINGTON
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07717 704538

BEN ROWE
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07841 460300

DTRE
020 3328 9080

RICHARD HARMAN
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07776 200143

MADDIE MORIARTY
maddie.moriarty@dtre.com
07545 582097

A DEVELOPMENT BY

xlb
xlbproperty.com

AIMCo
aimco.ca

causewaypark.co.uk/causeway-central

CAUSEWAY PARK | THE CAUSEWAY | STAINES | TW18 3AR

This brochure and the descriptions and the measurements contained herein do not form part of any contract and while every effort has been made to ensure accuracy, this cannot be guaranteed. Interested parties are advised to make their own enquiries regarding rateable values. April 2026

DESIGNED BY HEKKTA