

High Quality Waterside Offices  
*Final 3,000 – 23,000 sq ft Available*



# 3 LOTUS PARK

Staines-Upon-Thames

TW18 3AG

## Take your business to the next level

This energy efficient, Grade A office developed by asset owner Legal & General Investment Management, 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.

Plus a generous 78 car parking spaces for ground and 1st floors at 1:298 sq ft



New glazing throughout



Metal tile suspended ceiling with LG7 compliant lighting



Office area finished floor to ceiling height of 2.7m



Landscaped garden & the River Thames



On site parking for 114 cars (1:298 sq ft)



3 showers with changing area & lockers



Full access raised floors throughout



Dedicated Shuttle bus service to train station



2 x 13 person passenger lifts



BREEAM rating very good & EPC B



Bike racks



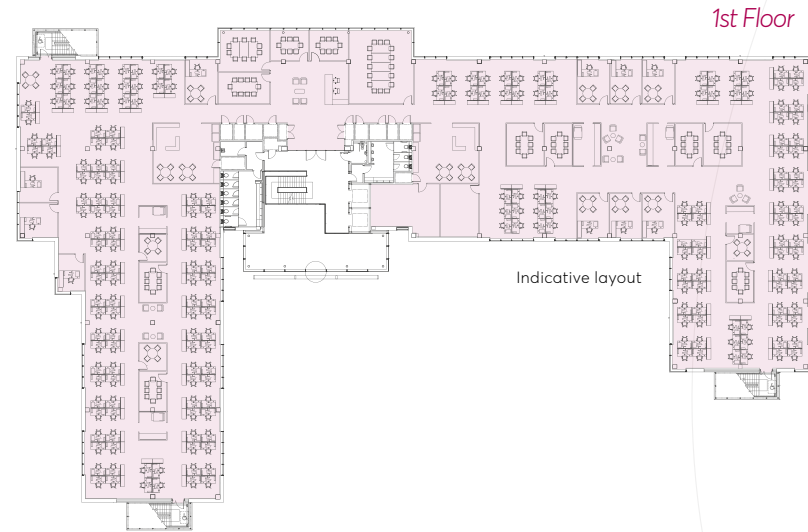
Electric charging points



VRF Air Conditioning



## Accommodation

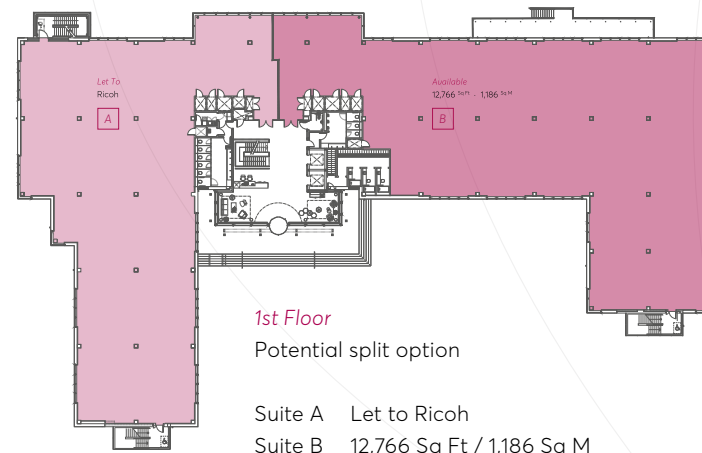


Location	No. Occupants
Cellular Office	10
Open Plan	210
Meeting Rm	1 no. (16 person)
Meeting Rm	2 no. (10 person)
Meeting Rm	9 no. (8 person)
Meeting Rm	3 no. (4 person)
Breakout	2
220 (Total Occupants)	
Area	2,205 sq m (23,745 sq ft)
Ratio	1 person per 10 sq m

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

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

Floor	Sq Ft	Sq M
2nd	Let	Let
1st	12,766	1,186
Ground	3,000 - 10,556	278 - 980
Total	3,000 - 23,000	1,464 - 2,166



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, 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 Together



*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.

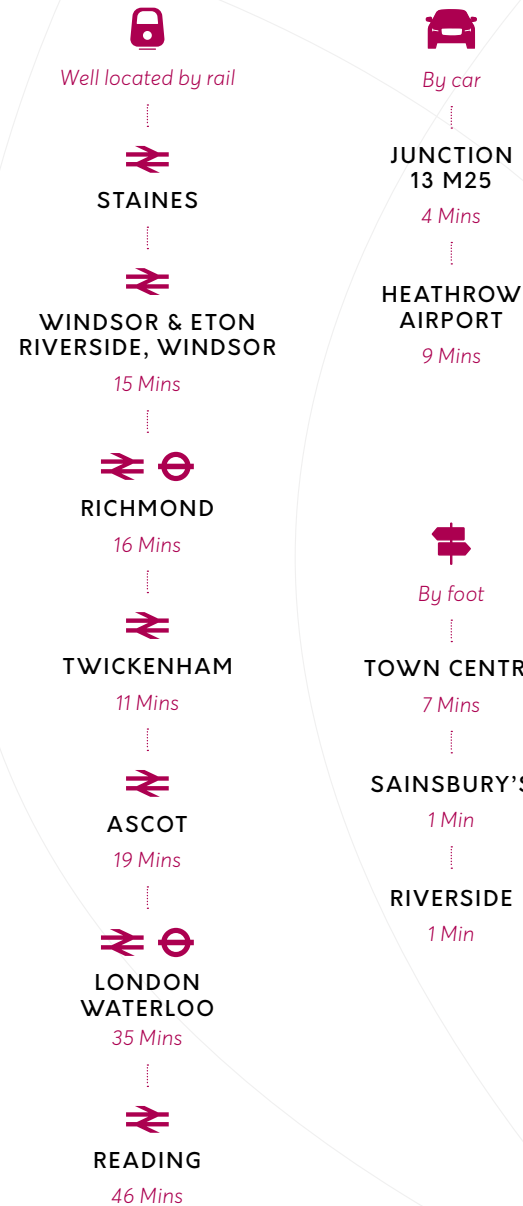
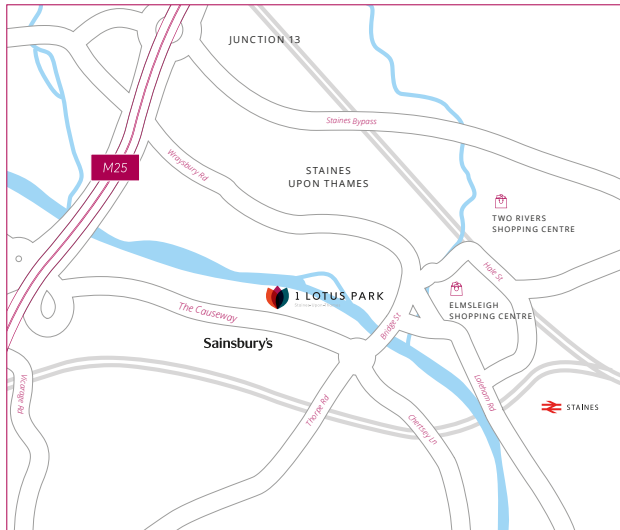
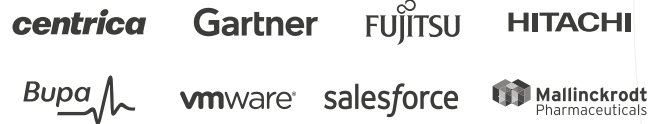


## Location

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:



## 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.



Weekend Away

# Heathrow

HEATHROW AIRPORT

9 Min Drive



Evenings

## RIVER WALK

2 Min Walk



## Lotus Park Courtesy Bus Timetable

Monday to Friday (excluding bank holidays)

### Morning Service

<i>Staines Train Station</i>	<i>Depart</i>	06:30	07:00	07:30	08:00	08:30	09:00
<i>Lotus Park</i>	<i>Arrive / Depart</i>	OR	OR	OR	OR	OR	OR

### Evening Service

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

### Lunch Service

<i>Lotus Park</i>	<i>Depart</i>	12:00	12:30	13:00	-
<i>Two Rivers</i>	<i>Arrive / Depart</i>	12:10	12:45	13:15	13:45
<i>Lotus Park</i>	<i>Arrive</i>	-	12:55	13:25	13:55

OR - On request

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

A development by



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*Misrepresentation Act*

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