



1-3 CAUSEWAY CENTRAL CAUSEWAY PARK

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

PC JANUARY 2026

**PRIME URBAN LOGISTICS ESTATE
NEW BUILD INDUSTRIAL / WAREHOUSE UNITS**
33,766 - 52,635 SQ FT



An architectural rendering of a modern industrial building with a long, low profile, featuring large glass windows and a flat roof. The building is surrounded by landscaped grounds with trees, flower beds, and a paved road. Several cars and people are visible in the scene, suggesting a busy business environment.

SET WITHIN A LEADING SOUTH EAST BUSINESS PARK

The Causeway Central Industrial scheme will be perfectly positioned for any business. Strategically located within Causeway Park, an established mixed-use business park, next to the M25 J12. The scheme is equidistant to Staines-upon-Thames and Egham, with London Heathrow a short six minute drive.

All of the units will benefit from secure yards with car parking and loading doors, fully fitted offices, electric vehicle charge points and targeting EPC A+ and BREEAM Excellent.





THE HIGHEST QUALITY SPECIFICATIONS THROUGHOUT



Targeting
BREEAM
"Excellent"



Targeting
EPC A+



Photovoltaic
roof panels



Warehouse
LED lighting



Securely
fenced
yards



Cat A office
accommodation



Unit Power
Capacity
400 - 700 kVA



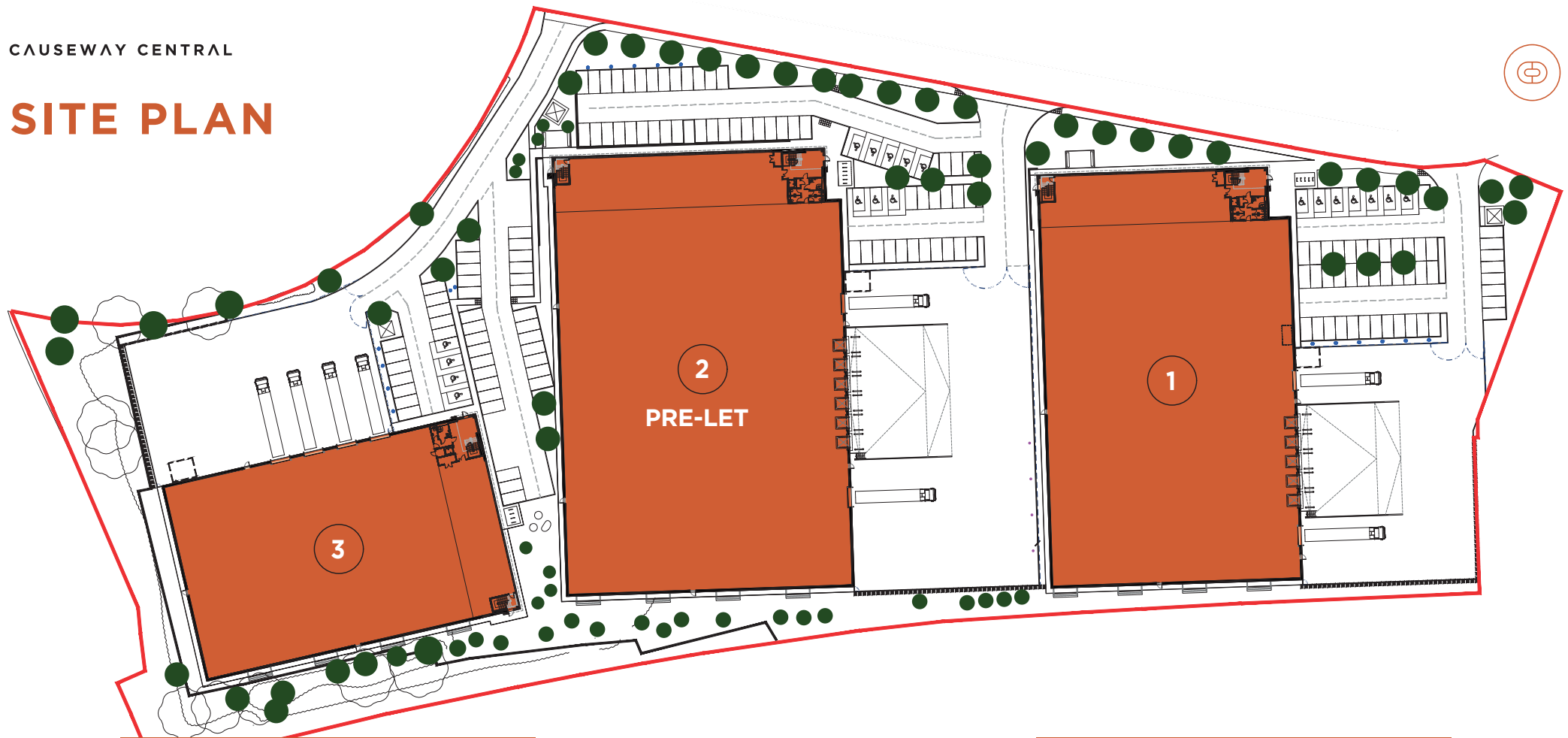
Dock & level
loading
doors



9 - 10 metres
clear height



SITE PLAN



UNIT 3	SQ FT	SQ M
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Warehouse	29,493	2,740
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First floor offices	4,273	397
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TOTAL	33,766	3,137
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Car parking spaces	55
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EV Charging points	12
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Level access doors	4
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Yard depth	30m
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Eaves height	9m
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UNIT 1	SQ FT	SQ M
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Warehouse	47,113	4,377
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First floor offices	5,522	513
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TOTAL	52,635	4,890
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Car parking spaces	52
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EV Charging points	12
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Dock level doors	5
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Level access doors	2
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Yard depth	36m
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Eaves height	10m
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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 targeting a BREEAM rating of Excellent, which will put it in the top 10% of sustainable units.

REDUCE OPERATIONAL COSTS AND IMPROVE SUSTAINABILITY CREDENTIALS



Targeting BREEAM "Excellent"



Targeting 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 CO₂ 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

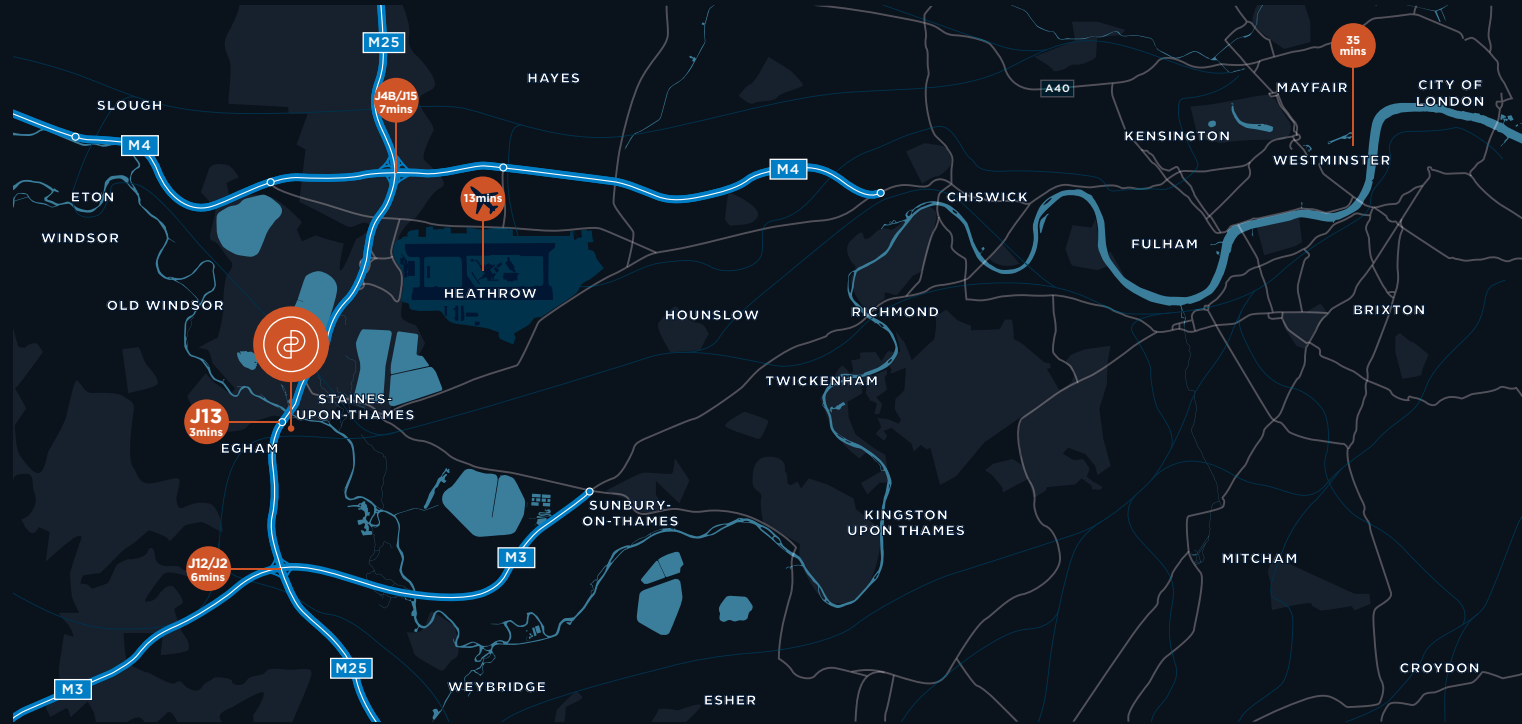
Unit	PV Area M ²	PV generated kWh/yr	PV CO ₂ emissions avoided kgCo2/yr	Energy Cost savings (up to) £ / year	Smart Export Payments (up to) £ / Year
1	780	115,705	14,630	17,355	2,895
2	880	130,500	16,500	19,575	3,265
3	560	83,070	10,505	12,460	2,080

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 13 minutes drive, making this a key location for London, UK and International business connections.



BY ROAD (TIME IN MINUTES)

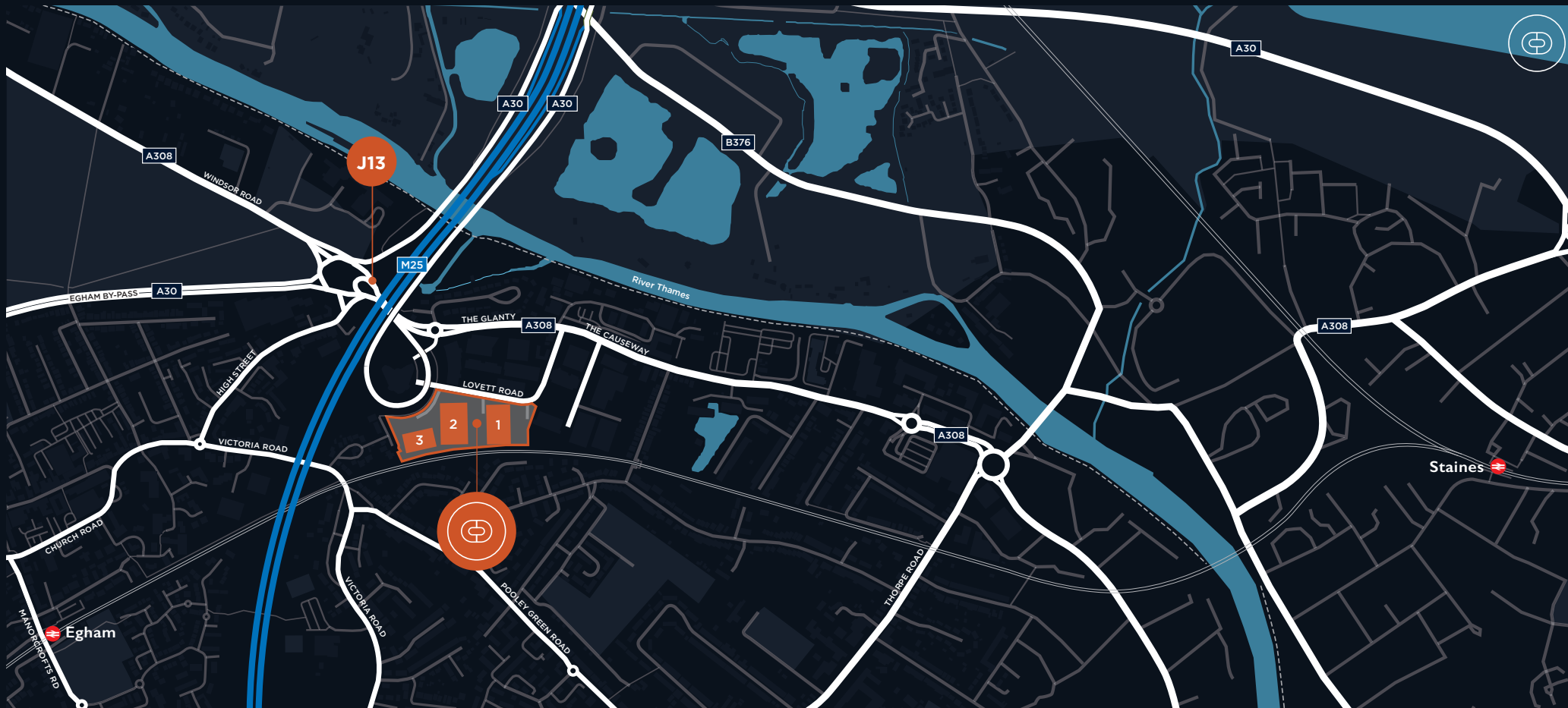
Source: Google maps



BY RAIL (TIME IN MINUTES FROM STAINES STATION)

Source: National Railways





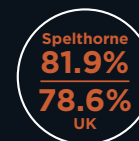
LOCAL OCCUPIERS

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

DEMOGRAPHICS



Population of 11.5 million within 1 hour's drive



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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A DEVELOPMENT BY



xlproperty.com



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causewaypark.co.uk/causeway-central

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