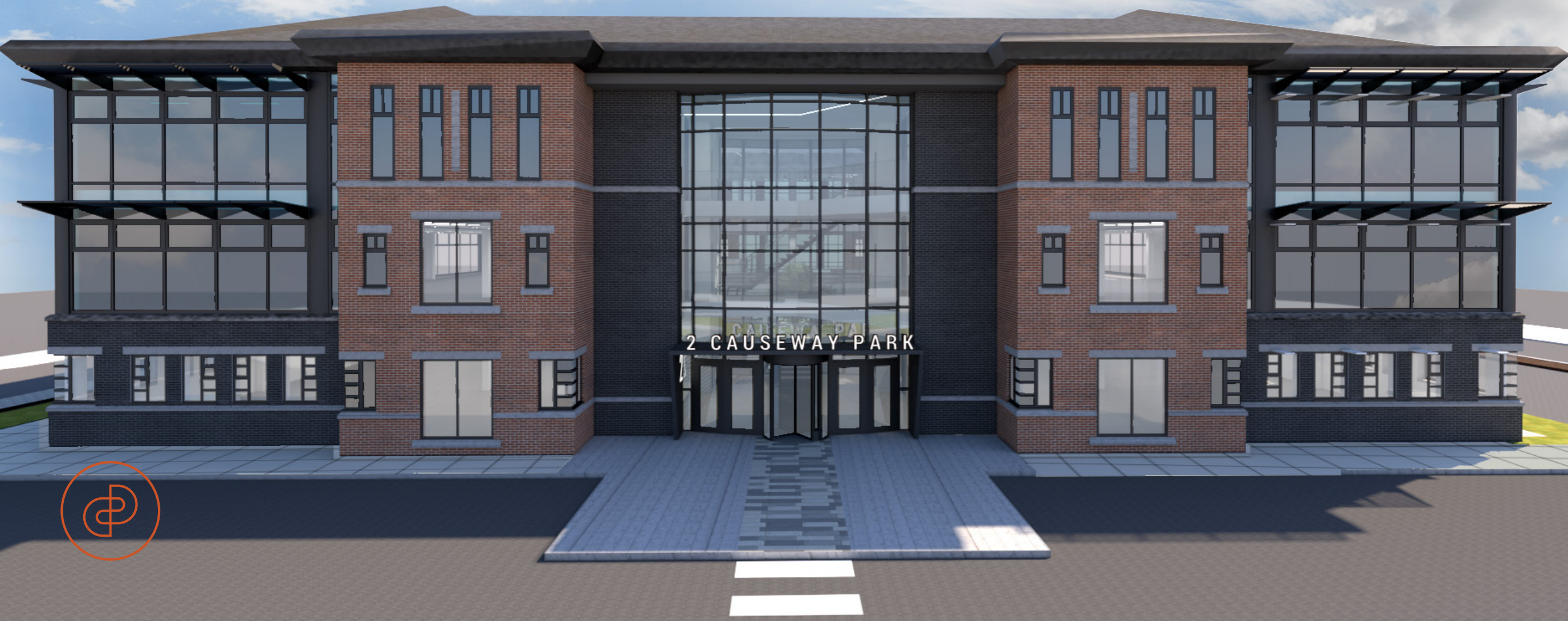




2 CAUSEWAY PARK

**THIS
CAUSEWAY PARK
FOR BUSINESS**



CP2

**UNDERGOING
AN EXTENSIVE
GRADE A
REFURBISHMENT**

**7,000 - 47,250 SQ FT
AVAILABLE**

DELIVERY Q4 2020

**UNRIVALLED
PARKING RATIO
1:193 SQ FT**

CAUSEWAY PARK

2
1
G

MAKING A FIRST
IMPRESSION COUNT



2 CAUSEWAY PARK

- Expansive atrium space designed for the modern business occupier
- Over 2,500 sq ft of collaboration space, creating a connected office community
- Informal & formal meeting areas
- WIFI connectivity
- Coffee facilities

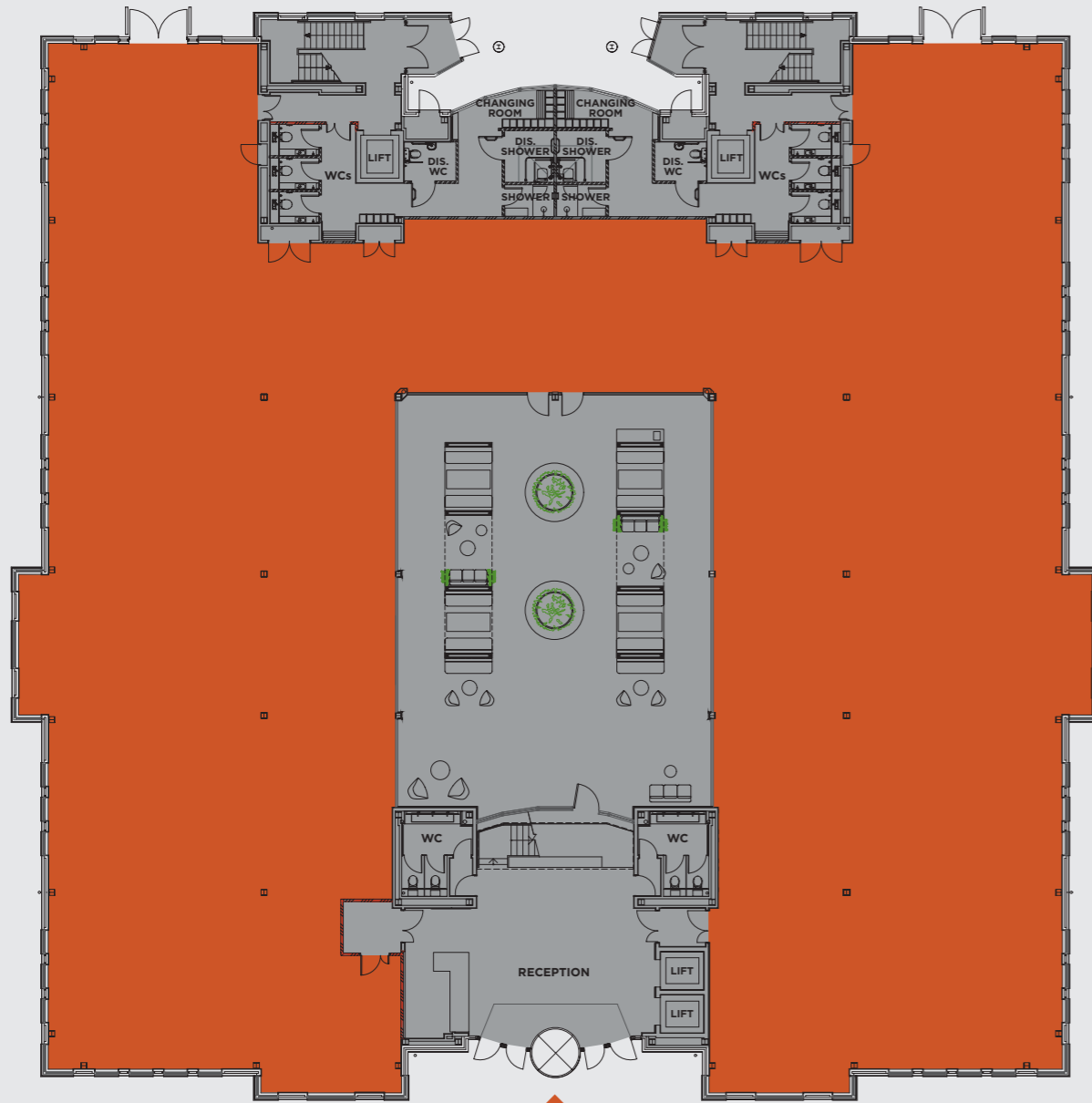


CP2

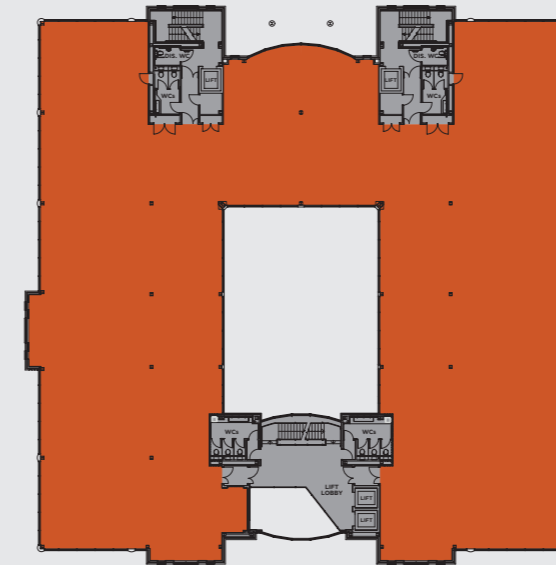
2 CAUSEWAY PARK



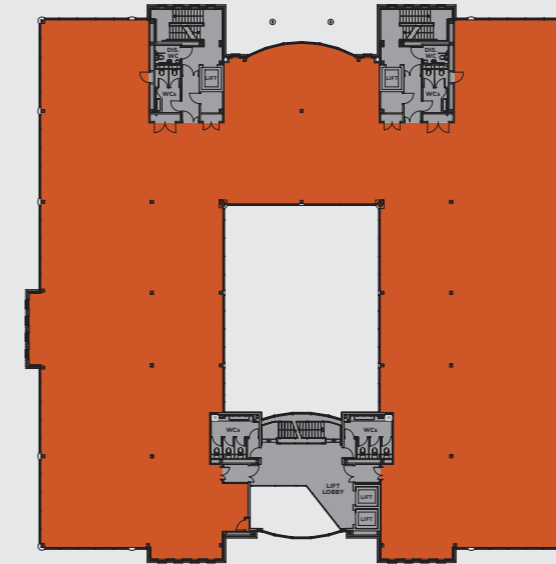
GROUND FLOOR



1ST FLOOR



2ND FLOOR



SCHEDULE OF AREAS

Floor (IPM3)	Sq Ft	Sq M
2nd	14,908	1,385
1st	14,908	1,385
Ground	14,015	1,302
Atrium	2,508	233
Reception	915	85
TOTAL	47,254	4,330

2 CAUSEWAY PARK

HIGH QUALITY CONTEMPORARY WORKSPACE SPECIFICATIONS THROUGHOUT



New VRF
air conditioning



New LED lighting
with 400 LUX



Full access
raised floors



Part exposed
raft ceilings



Occupancy
density 1:10 sq m



4 x passenger
lifts



Shower facilities



Locker facilities



Target EPC Rating B
& BREEAM
'Very Good'



44 cycle spaces



Parking ratio
1:193 sq ft



Ground floor
collaboration
space



2 CAUSEWAY PARK

Causeway Park is a next generation campus, with a diverse mix of buildings and uses that will be home to over 3,000 employees when complete. The Causeway masterplan includes:

- **2 Causeway Park** - 47,000 sq ft fully refurbished and flexible workspace, available from Q4 2020. Exceptional parking ratio of 1:193 sq ft
- **1 Causeway Park** - 120,000 sq ft new premium office space, available from Q2 2021. 40% Pre-let to Gartner
- **160 bed hotel** with food and beverage offering
- **Discount food retailer** for added amenity
- **Small business units** for thriving businesses
- **2 multi-storey car parks**
- **Self storage facility**



CP2

LOCAL OCCUPIERS:

Gartner

British Gas

FUTURE ELECTRONICS

vmware

salesforce

Hitachi Capital

BUPA

RICOH

2 CAUSEWAY PARK



A KEY LOCATION FOR BUSINESS AND AMENITIES

Occupiers of Interest

- 1 Future Electronics
- 2 British Gas
- 3 Gartner
- 4 VMware
- 5 Salesforce.com
- 6 Mallinckrodt Pharmaceuticals
- 7 IFS
- 8 ServiceNow
- 9 BUPA
- 10 Hitachi Capital
- 11 Samsung
- 12 Imtech
- 13 Tenable
- 14 Regus
- 15 Ricoh
- 16 Audley
- 17 Sens-Tech
- 18 CHG

Food & Drink

- 1 Slug & Lettuce
- 2 The Bells
- 3 Pizza Express
- 4 Prezzo
- 5 Eat Thai
- 6 Costa Coffee
- 7 Villa Rosa
- 8 Starbucks
- 9 Magic Wok Chinese
- 10 Caffe Gondola
- 11 Bar 163
- 12 Acquolina in Bocca

Hotels

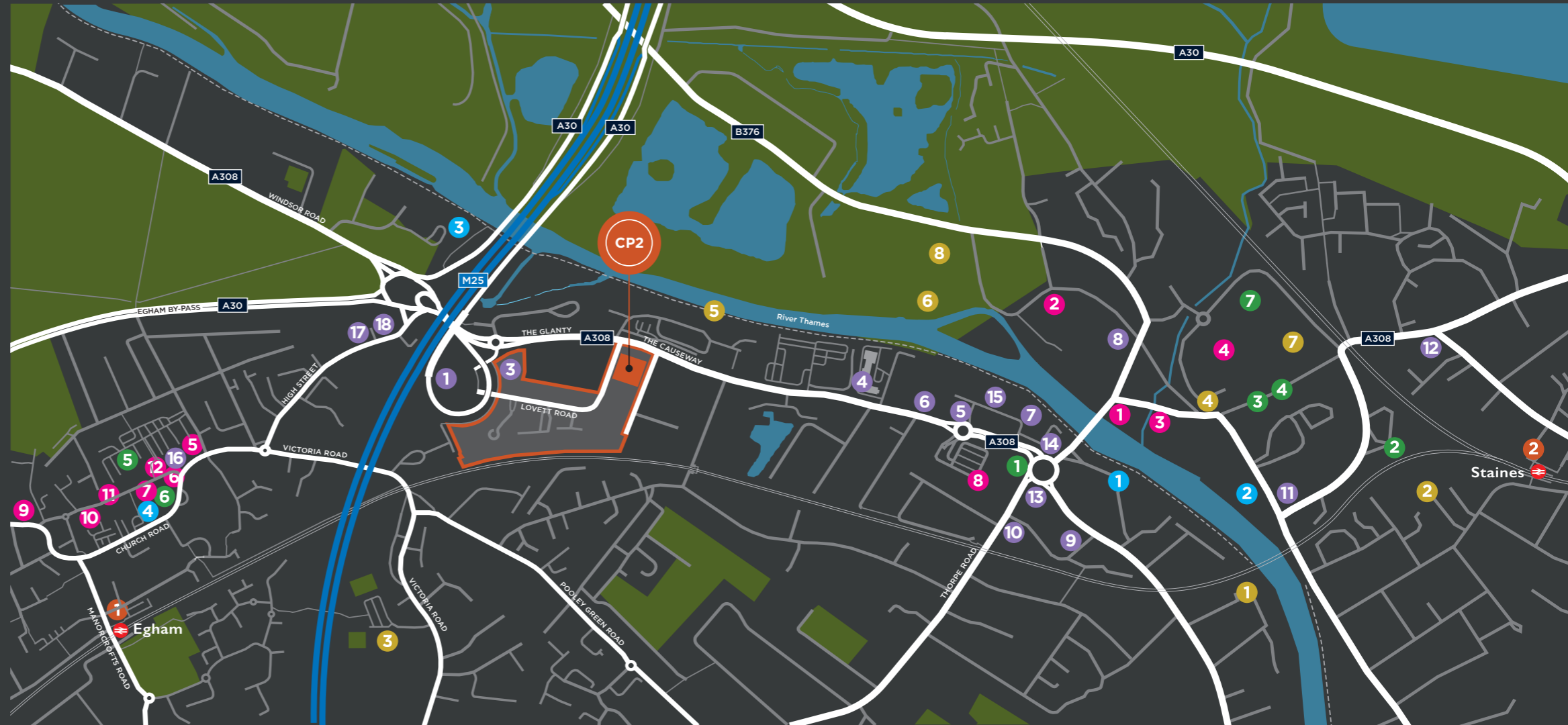
- 1 The Swan Hotel
- 2 Mercure London
- 3 Runnymede on Thames Hotel
- 4 Travelodge Egham

Retail

- 1 Sainsbury's
- 2 M&S
- 3 High Street
- 4 Elmsleigh Centre
- 5 Tesco
- 6 Waitrose
- 7 Two Rivers Centre

Transport

- 1 Egham Station
- 2 Staines Station

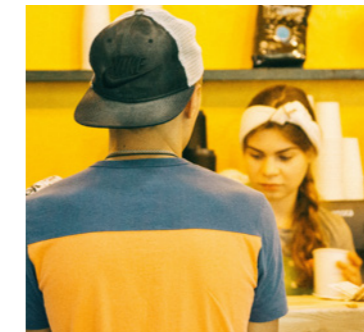




WORK-LIFE BALANCE

CP2 benefits from a host of amenities on its doorstep. Two major towns, with a wealth of interest and modern retail and leisure facilities, global brands as business neighbours and natural green parkland within walking distance.

Both Staines-upon-Thames and Egham have town centres with a fantastic selection of bars, pubs and restaurants, a huge selection of shops, including Waitrose and a regular market where you can buy almost anything you can imagine.



2 CAUSEWAY PARK



GLOBAL CONNECTIONS START HERE

Equidistant between Staines upon Thames and Egham, CP2 is strategically positioned adjacent to J13 of the M25, providing access to the M4, M3, A3 and the wider national motorway network.

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

SAT NAV TW18 3BF





CAUSEWAY PARK

TOGETHER WE CONNECT

TRAVEL TIMES

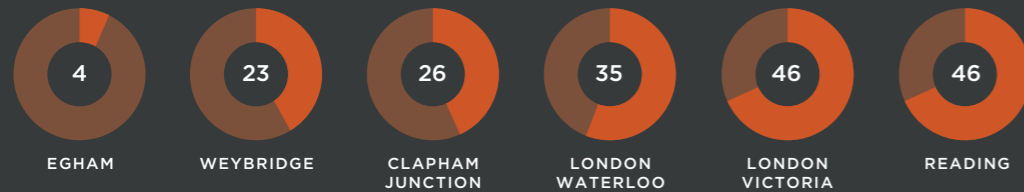
BY ROAD (IN MILES)

Source: Google maps



BY RAIL (TIME IN MINUTES FROM STAINES STATION)

Source: National Railways



SOUTH WEST TRAINS



020 7182 2000

Matt Willcock
020 7182 2491
matt.willcock@cbre.com

Peter York
020 7182 3280
peter.york@cbre.com



020 7923 5000

Cameron Frazer
020 7152 5425
cameron.frazer@cushwake.com

Jamie Renison
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A REFURBISHMENT BY



www.xlbproperty.com

CAUSEWAY PARK THE CAUSEWAY STAINES TW18 3BF

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 2020.

DESIGNED BY
HEKTA



CAUSEWAYPARK.CO.UK