

CAUSEWAY CONNECT

Causeway Connect
Lagonda Way, The Causeway
Staines-upon-Thames
TW18 3FE

Available Now

Distribution: 17,031 - 34,680 Sq Ft
Trade: 4,080 - 6,414 Sq Ft



CONNECTING

WEST LONDON



M25

A30

HEATHROW AIRPORT RIVER THAMES

THE CAUSEWAY

Wickes

GREGGS

TWO RIVERS SHOPPING CENTRE



halfords

HOMEbase

STAINES STATION

KwikFit

Sainsbury's

Tile Giant



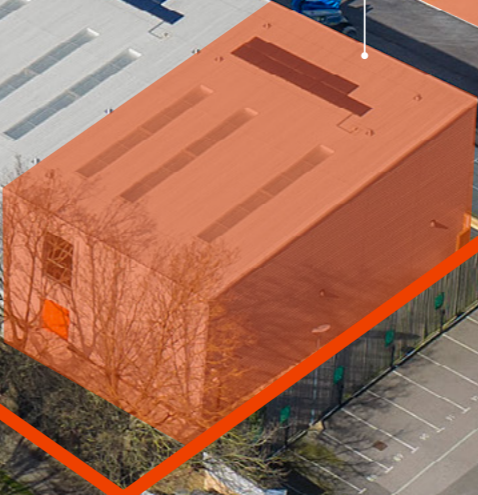


UNDER OFFER

KUEHNE+NAGEL 

THE CAUSEWAY (A308)

**ASTON
KEEPER**

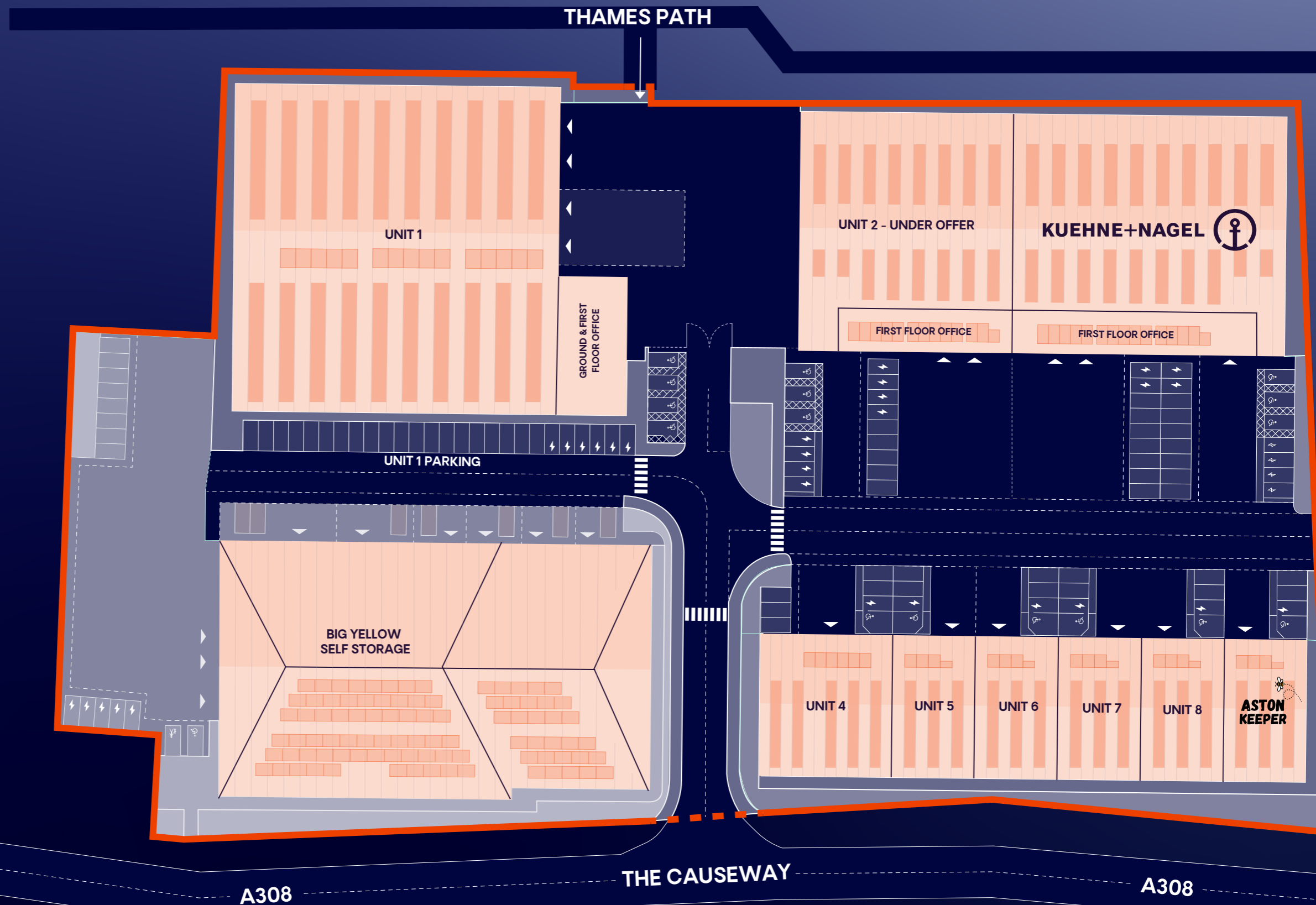




CONNECTING THE LOGISTICS & TRADE INDUSTRIES OF TODAY & TOMORROW



An exciting prominent development comprising a new Big Yellow Self Storage facility with an Innovation Centre of 5 starter units, 6 trade/roadside units and 3 warehouse distribution units.





CAUSEWAY CONNECT UNIT 1

**WAREHOUSE/
INDUSTRIAL UNIT TO LET**
34,680 SQ FT

Unit	Warehouse (Sq Ft)	Ground Office (Sq Ft)	First Floor Office (Sq Ft)	Total (Sq Ft)	Total (Sq M)	Parking	Level Access Loading Doors	Dock Level Loading Doors
1	28,952	2,864	2,864	34,680	3,222	30	2	2

*GEA



Unit 1
Secure Yard



Gas
Supply



Access to
Thames Path



Grade A
Offices



Floor Loading:
50kN/m²



3 Phase
Power



12m
Eaves Height



Kitchenette
Facilities





CAUSEWAY CONNECT

UNIT 2

WAREHOUSE/
INDUSTRIAL UNIT TO LET
17,031 SQ FT

Unit	Warehouse (Sq Ft)	Ground Office (Sq Ft)	First Floor Office (Sq Ft)	Total (Sq Ft)	Total (Sq M)	Parking	Level Access Loading Doors	Dock Level Loading Doors
2	14,041		2,990	17,031	1,582	16	2	-

UNIT 2 - UNDER OFFER

*GEA



Gas Supply



Access to Thames Path



Grade A Offices



Floor Loading: 50kN/m²



3 Phase Power



12m Eaves Height



Kitchenette Facilities





CAUSEWAY CONNECT TRADE

**6 NEW ROADSIDE
TRADE UNITS
4,080 - 6,414 SQ FT**



3 Phase
Power



6m Eaves
Height



Trade Counter
Entrance



Floor Loading:
35kN/m²



Single Electric
Loading Door



WC
Per Unit



Shell
Mezzanine

Unit	Warehouse (Sq Ft)	First Floor Office (Sq Ft)	Total (Sq Ft)	Total (Sq M)	Parking
UNIT 3 - LET TO KUEHNE + NAGEL					
4	5,059	1,355	6,414	596	7
5	3,223	861	4,084	379	4
6	3,230	869	4,099	381	4
7	3,219	861	4,080	379	4
8	3,233	871	4,104	381	4
UNIT 9 - LET TO ASTON KEEPER					

(Units are available separately or combined)

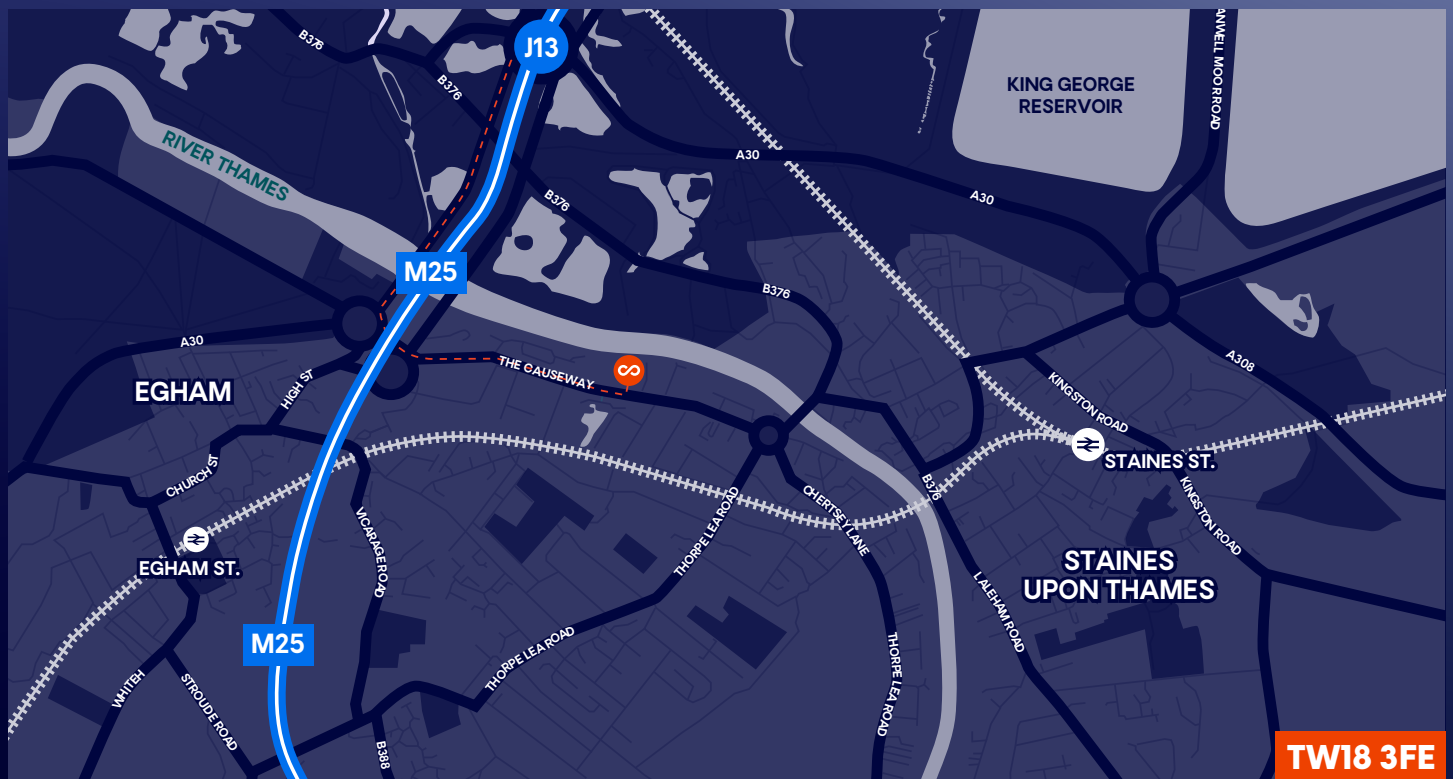
*GEA



LOCATION & CONNECTIONS

Destination	Distance	Drive Time
M25 J13	1.4 Miles	4 mins
Staines Station	1.1 Miles	8 mins
Heathrow	4.5 Miles	9 mins
Egham Station	1.2 Miles	26 mins
Gatwick Airport	37 Miles	50 mins
London West End	23 Miles (via M4)	55 mins
Southampton	60 Miles (via M3)	1hr 5 mins

Destination from Staines Station	Rail Time
Twickenham	11 minutes
Clapham	26 minutes
Waterloo	35 minutes



CONNECT FURTHER



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