

*Grow Your Space  
From 9,556 sq ft (887 sq m) Available*















# 2 LOTUS PARK

Staines-Upon-Thames

## Take your business to the next level

2 Lotus Park has been comprehensively refurbished by asset owners Legal and General Investment Management, offering maximum flexibility to meet the demands of the modern occupier.

With the focus not only on the quality of space but the environment surrounding the building, Lotus Park is a riverside location providing scenic Thames Path walks, park amenities including gardens and cafe, and within easy walk of Staines Town Centre. The building also offers great signage opportunity on the building equal to the current tenant.

-  32 car spaces (1:298 sq ft)
-  Metal tiles Suspended ceiling with LED lighting
-  ↓2.7M↑ Office area finished floor to ceiling height of 2.7m
-  Landscaped garden & the River Thames
-  Remodelled Reception area
-  newly refurbished WC's & Shower
-  Full access raised floors & new carpeting throughout
-  Dedicated Shuttle bus service to train station & Town Centre
-  Estate electric charging points available
-  EPC Rating C
-  Bike racks
-  Park concierge

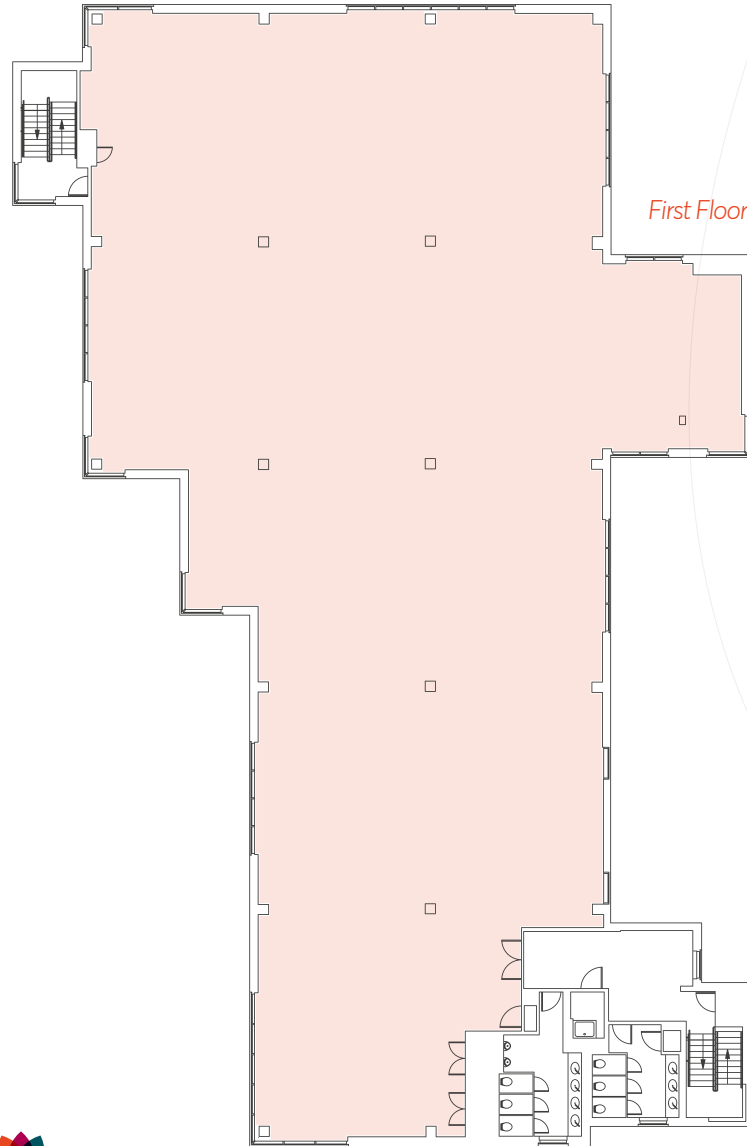




*If you're looking for natural light and keen on the finer detail? Let us help you visualise your business at Lotus Park.*



## Accommodation



2 Lotus Park offers first floor and shared reception.

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

Area	Sq Ft	Sq M
First Floor	9,556	887.7
<b>Total</b>	<b>9,556</b>	<b>887.7</b>

Areas quoted are based on net internal area.



## Indicative Layout



### Schedule of Accommodation

1	Welcome Area
6	Meeting Rooms
2	Quiet Rooms
2	Print Areas
1	Comms Room
96	Open Plan Workstations
1	Staff Breakout Area
12	Hot Desks

Lotus Park itself is perfectly positioned, being a stone's throw from the River Thames and also in close proximity to all the amenities the town centre has to offer.



**PICNIC TABLES**  
Outside Amenity Space &  
Thames Path Access



**THE SWAN**  
RIVERSIDE DINING  
PUB & HOTEL

**THE SWAN**

6 Min Walk



Client Golf Meeting  
**WENTWORTH GOLF COURSE**

10 Min Drive



### Location

The convenience of a Sainsbury's Superstore virtually on the park is perfect to grab a quick lunch. A short walk across the river, the Elmsleigh Centre and Two Rivers Retail Park offer top high street shops including:

M&S, Next, Debenhams, Boots, Currys, H&M, Ernest Jones, Monsoon & Mothercare.



**THE RUNNYMEDE**

5 Min Drive



Morning Workout

**Pure Gym**

PURE GYM

14 Min Walk



Breakfast

**STARBUCKS**

STARBUCKS

2 Min Walk



Client Lunch

**LIMEYARD**  
All Day California Kitchen

LIMEYARD RESTAURANT

12 Min Walk

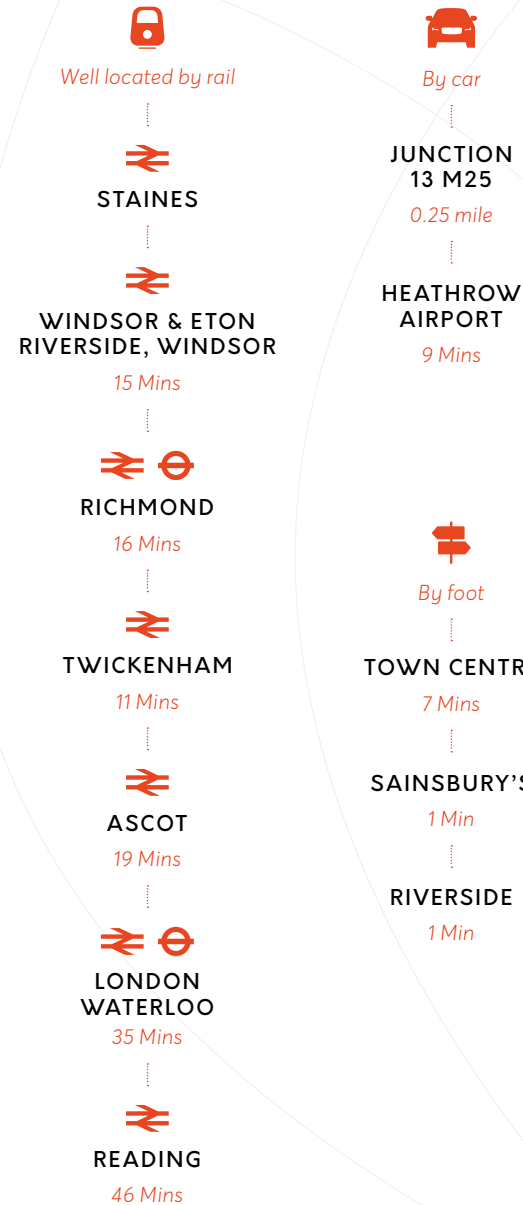
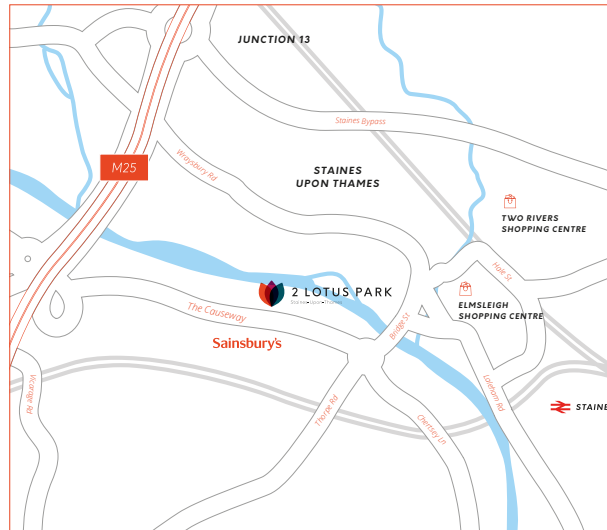
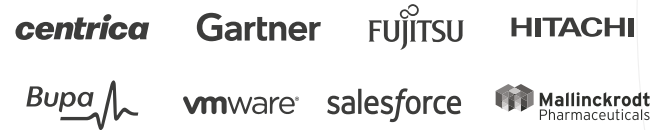


## A global location in a local setting

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:



Heathrow 9 Mins

Dedicated Shuttle bus to Lotus Park

LOTUS PARK

STAINES 5 Mins

Sat Nav: TW18 3AG

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



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