

# THE HEIGHTS

Weybridge KT13 0XW

[7theheights-weybridge.co.uk](http://7theheights-weybridge.co.uk)

Headquarters Offices  
Second floor  
18,470 sq ft (1,175sq m)

FIRST FLOOR LET TO  
ROYAL CARIBBEAN CRUISES



**7 THE HEIGHTS** is a self-contained headquarters building located at the front entrance of The Heights Business Park in Weybridge – a well established and popular business community. Sony Europe have been owner/occupiers since the building was completed. Grade A, second floor accommodation is available on a leasehold basis, full terms upon application.



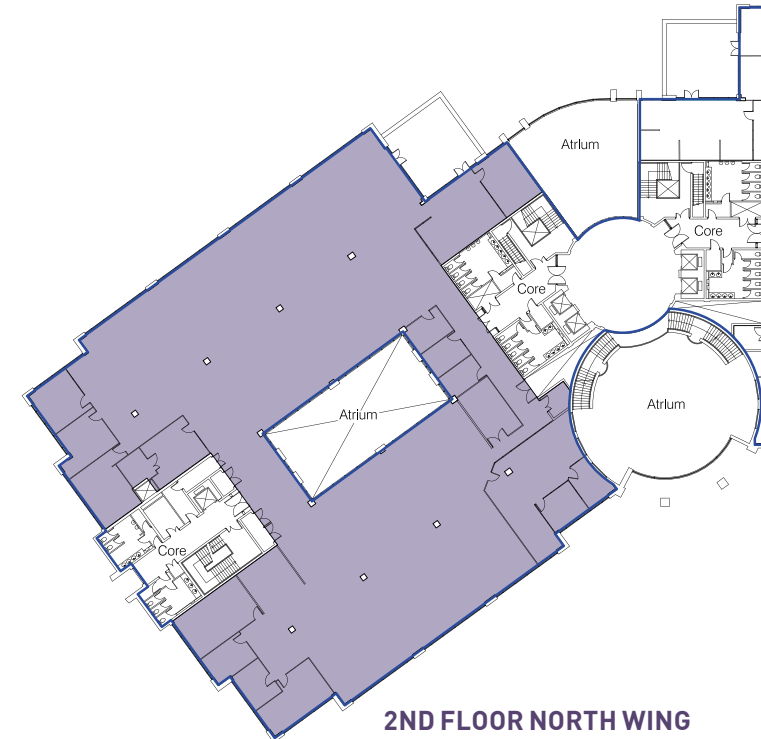
### SPECIFICATION

- Double height reception
- Suspended metal tile ceilings
- Raised floors
- LED lighting
- Air conditioning
- 93 car parking spaces allocated at 1:200 sq ft
- EPC rating D (84)
- On site catering
- Leisure facilities
- Standby backup generator

### ACCOMMODATION

**18,470 sq ft** (1,175 sq m)

(may split)



**2ND FLOOR NORTH WING**





EXAMPLE FITOUT



## AMENITIES

- Fully serviced on site restaurant
- Deli/café on first floor
- On site Nuffield Gym
- Secure on site car parking
- Impressive building reception with ability for tenant to have own reception desk
- Superb landscaped environment with external eating areas
- On site Caffè Kix opposite building
- 24 hour on site security
- Auditorium available to hire
- Onsite maintenance team
- Post room
- 4 x passenger lifts
- 2x service lifts
- WCs / showers on all floors
- Cycle racks



## CONNECTIONS

**7 The Heights** is located within a few minutes from Junction 10 of the M25, the A3, A317 and A245 providing easy access to Heathrow Airport (13 miles) and Gatwick Airport (25 miles) and to the national motorway network.\*



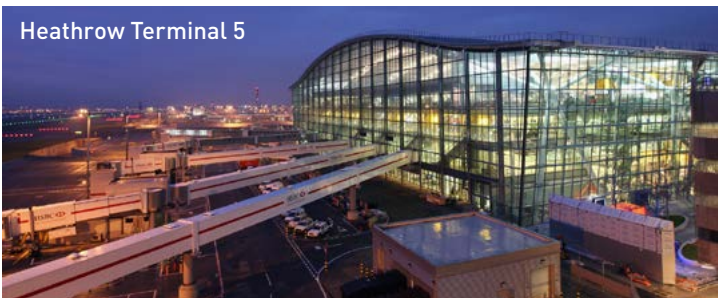
Weybridge railway station is approximately 1 mile away and provides a regular 35 minute service into London Waterloo with around four to five trains per hour.°

A dedicated commuter bus runs from Weybridge station to 7 The Heights every 8 minutes during peak times. The bus runs to the Tesco and M&S at lunchtimes. A number of local bus routes also stop close to the park.

### TRAVEL DISTANCES

Central London	21 miles
Heathrow Airport	13 miles
Gatwick Airport	25 miles
A3 Intersection	2 miles
A3/M25 (J10)	3 miles
M25 (J11)	4 miles
M3/M25 (J12)	6 miles
M4/M25 (J15)	13 miles
M40/M25 (J16)	18 miles

Heathrow Terminal 5



Sources: \*Google Maps. °thetrainline.com

SAT NAV: KT13 0XW



**7 The Heights**  
 Brooklands  
 Weybridge  
 KT13 0XW



**7 The Heights** is conveniently located close to the town centre of Weybridge with its great choice of boutique shops, hotels, restaurants and cafés. Brooklands Retail Park, where major retailers can be found, is also close by. Mercedes Benz World and the famous Brooklands Museum are also nearby.



Bus service to station and retail park



RiverWey in Weybridge





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