

BUILDING 1

THE HEIGHTS

WEYBRIDGE

3,778 SQ FT AVAILABLE

BEST IN CLASS OFFICE SPACE
NOW
AVAILABLE



THE HEIGHTS

WEYBRIDGE

Introduction

The Area

The Campus

Specification

Building 1

Contact



3,778 sq ft
Available



Weybridge's most prestigious and established office address



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Established

Established business park and district that is home to an array of blue chip occupiers.

Environment

Superb working environment that includes an on-site gym, café and beautifully landscaped grounds.

Amenities

Weybridge town centre, Brooklands Retail Park, Brooklands Hotel and Mercedes-Benz World, offering event and conference facilities, are on your doorstep.

Transport

Excellent connectivity including a dedicated bus service to Weybridge Station, Weybridge town centre and local retail park.



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A rich history, an exciting future

Sir Malcolm Campbell at Brooklands race track, driving the Campbell-Napier-Railton Blue Bird car in he which he broke the land speed record twice (1932).



Conveniently located close to Weybridge town centre and the amenities of the Brooklands Retail Park



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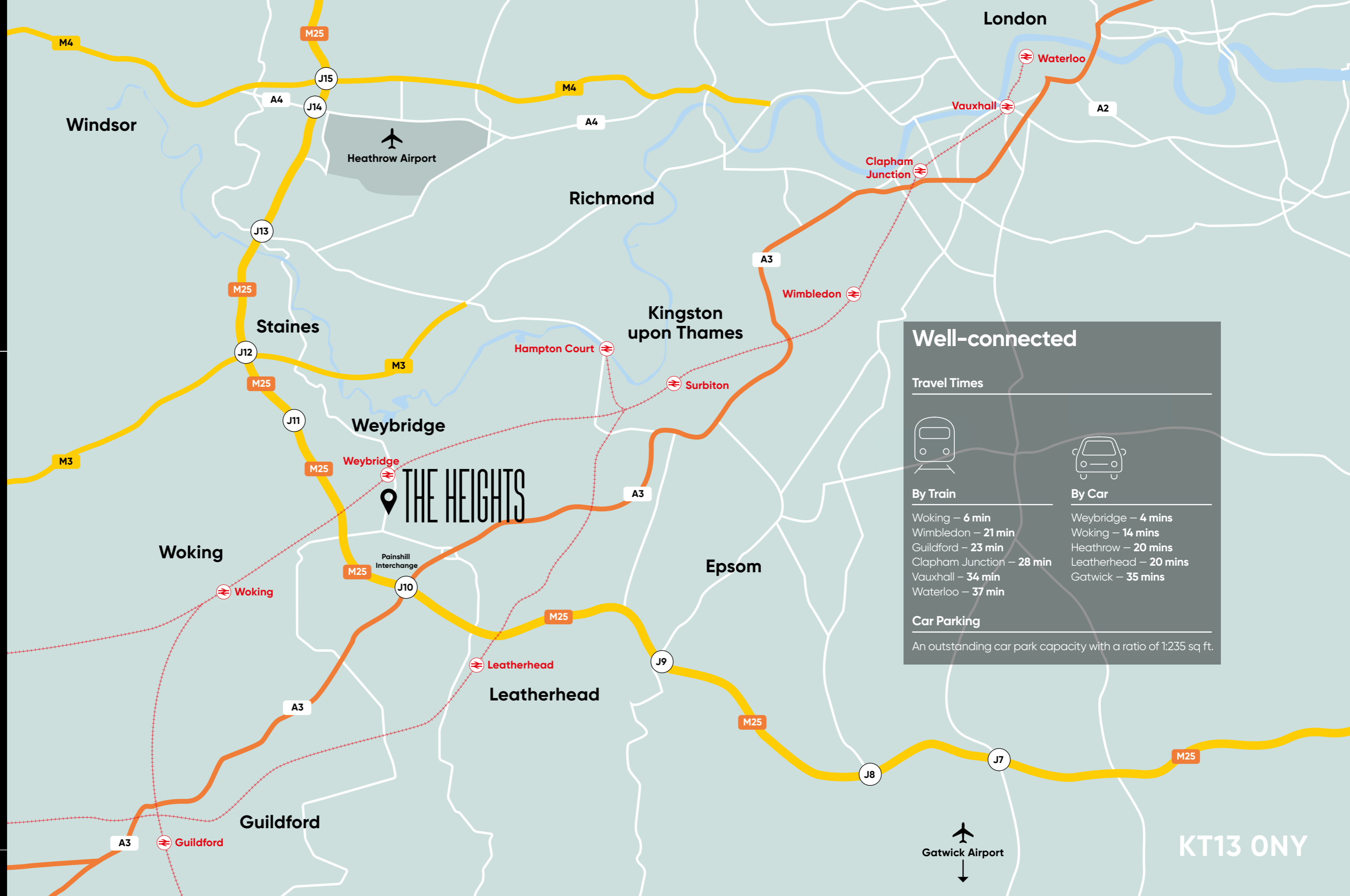
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Well-connected

Travel Times

By Train	By Car
Woking – 6 min	Weybridge – 4 mins
Wimbledon – 21 min	Woking – 14 mins
Guildford – 23 min	Heathrow – 20 mins
Clapham Junction – 28 min	Leatherhead – 20 mins
Vauxhall – 34 min	Gatwick – 35 mins
Waterloo – 37 min	

Car Parking

An outstanding car park capacity with a ratio of 1:235 sq ft.



KT13 ONY

In exceptional company

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Communal Bar & Gym

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Suite One 3,778 sq ft

Wilmott Dixon

Daikin / Octopus EV /
Rakuten / Qualco



Alliance / Boots



AB Initio

Dentsply Sirona



PGS



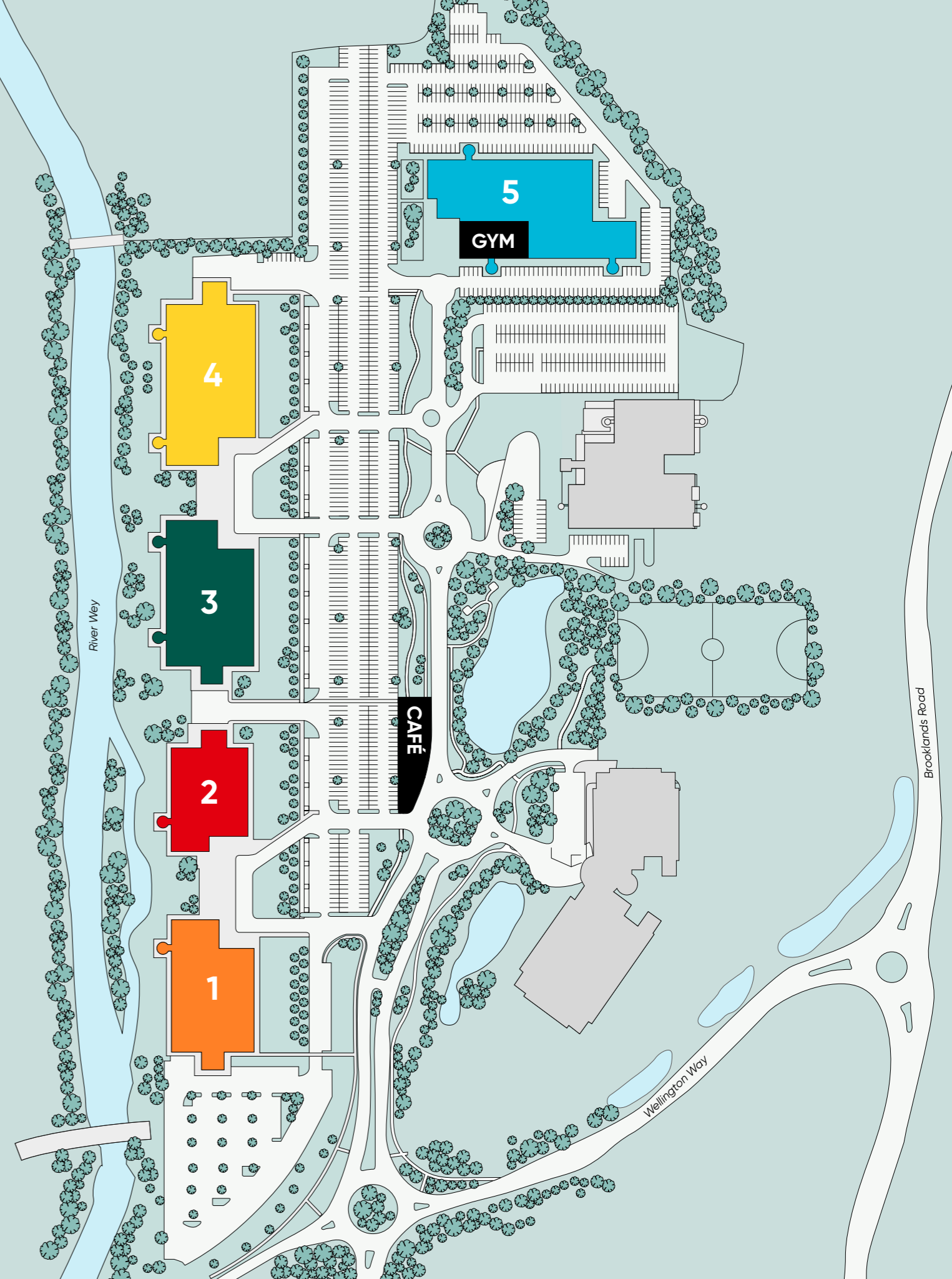
AXA

Dairycrest

Samsung / Yoooserv

Yoooserv / Mondi

Subject to final measurement



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On-site café with outdoor seating

A unique on-site café designed and built by Huf Haus offers a vibrant environment and central hub for lunch, coffees and informal meetings.

CGIs for indicative purposes

An eclectic calendar of events

The well-being and happiness of employees matters. The Heights offers a wide range of activities to ensure that people enjoy their work days.

A year-round calendar of events, an ever-changing array of street-food stalls and a dedicated outdoor amenity courtyard in Building 5 are just part of the evolving offer at The Heights.

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An evolving food offer

On top of the exceptional on-site café, The Heights boasts a broad range of vibrant street-food stalls. These change on a weekly basis and provide our tenants with flavours from all over the world.



The app

Keep up to date with everything going on at The Heights with our dedicated app. Book events, check out the latest amenity offers and discover what's happening at The Heights, all at the tip of your fingers.

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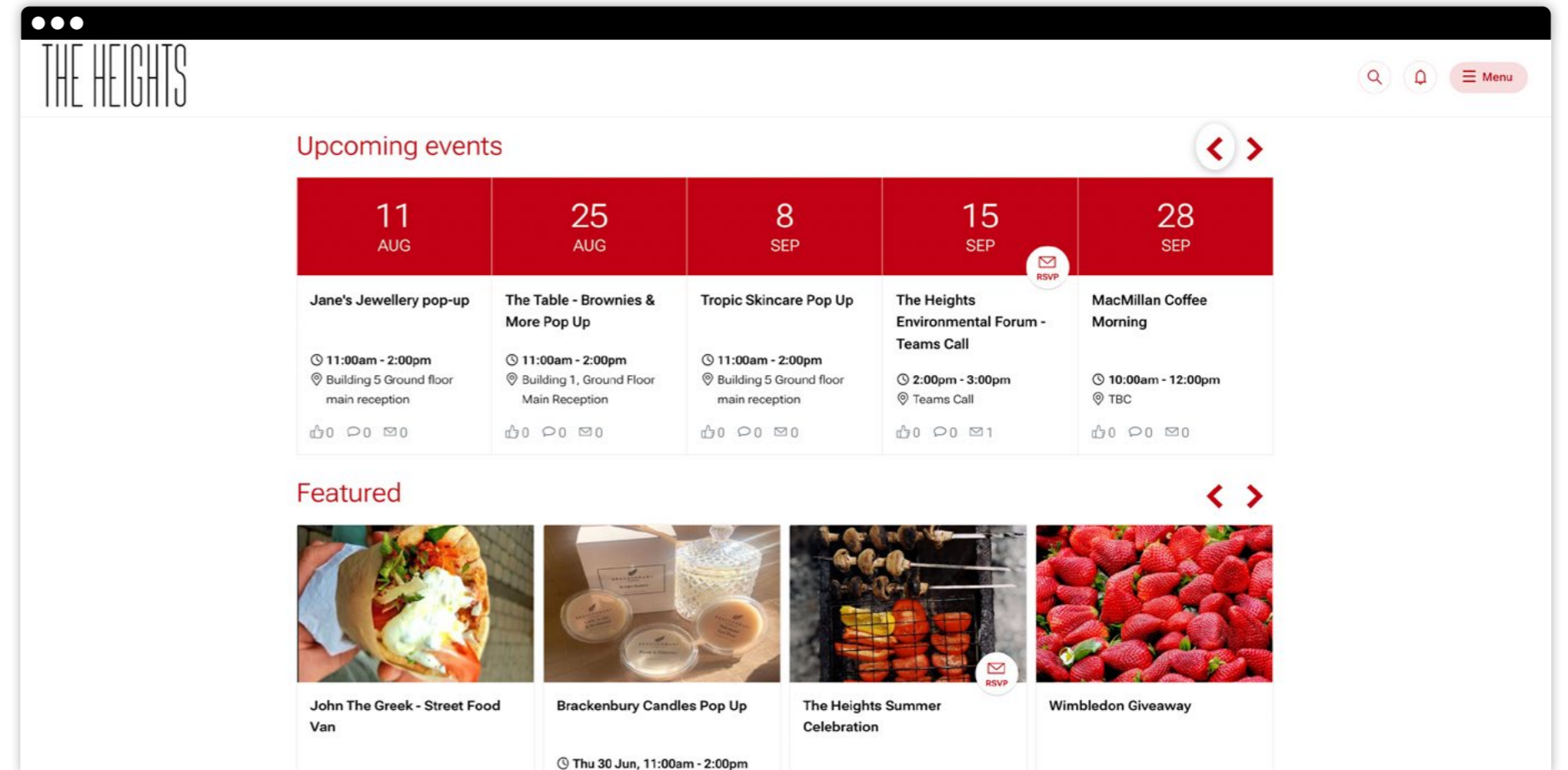
Communal Bar & Gym

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Disclaimer - Example of events on the app.

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Communal bar & gym

There is a communal bar and gym located in building 5 available to all occupiers on the park.

The bar and gym are run by YoooServ, a premium serviced office occupier and have been completed to an extremely high quality.

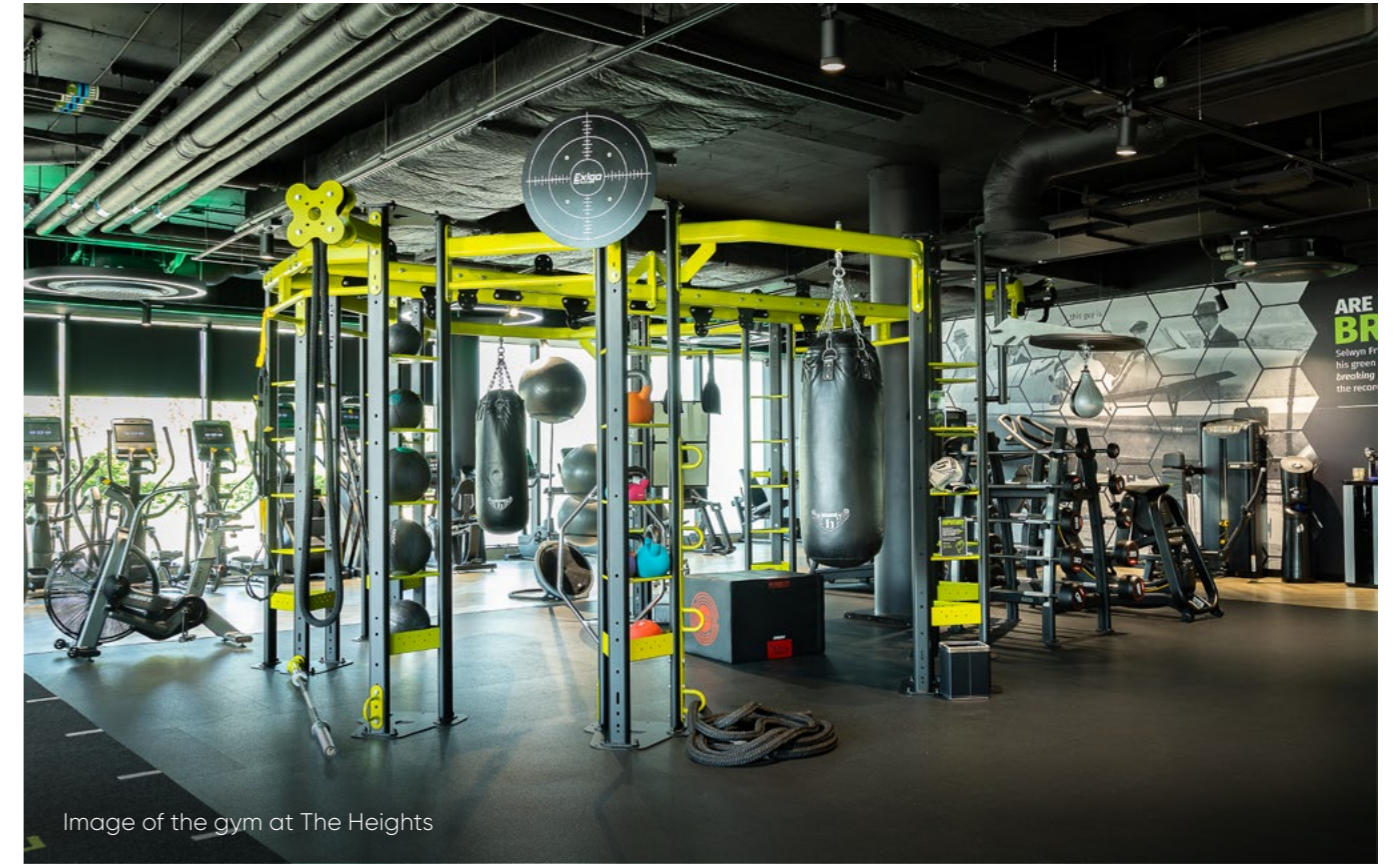


Image of the gym at The Heights



Image of the terrace at The Heights



Image of the bar in Building 5

Communal roof terrace

Building 1 boasts a large, communal feature roof terrace to relax and unwind or to host private events for everyone on the park.

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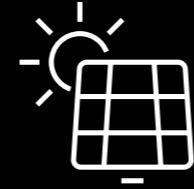
ESG Initiatives

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Parkwide ESG initiatives



All buildings are having PV panels installed to their roofs



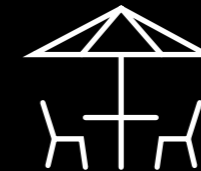
Electric vehicle charging points have been introduced throughout the estate



A fully equipped gym, as well as bar and coffee facilities, can be found in Building 5



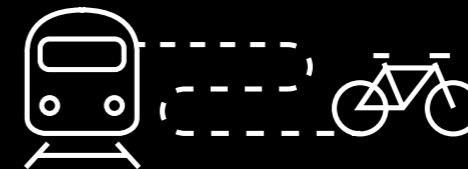
Gym and yoga sessions to be held outdoors on the grass when weather permits



Communal roof terraces to be installed in building 4 and available in building 1



A fully dressed external amenity courtyard



Free bikes for travel between a new dedicated route from Weybridge train station to The Heights

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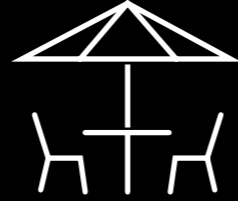
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Refurbished Grade A office space



Communal roof terraces in B1 & B4



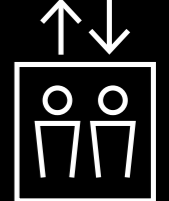
Occupational density of 1 person per 8 sq. m



1,599 spaces under Landlord Control at a ratio of 1:218



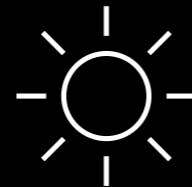
On-site Park café



2 x Passenger lifts
1 x goods lifts



Efficient, flexible floor space with 150mm raised floor



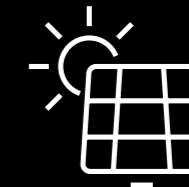
Floor to ceiling glazing providing exceptional natural light



New FCU via central chiller



New LED lighting



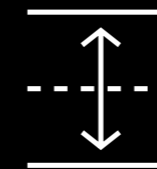
218 kWp solar PV on the roof



Abundant on-site cycle spaces & electric bike charging



On site security and building management



2.8m floor-to-ceiling height



Extensive landscaping



Free bike service to train station

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Gallery

Floor Plans

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WILLMOTT DIXON
SINCE 1852

DAIKIN

QUALCO

YOONO GROUP

Octopus
electric vehicles

BEST IN CLASS OFFICE SPACE
NOW AVAILABLE

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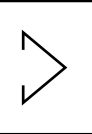
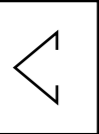
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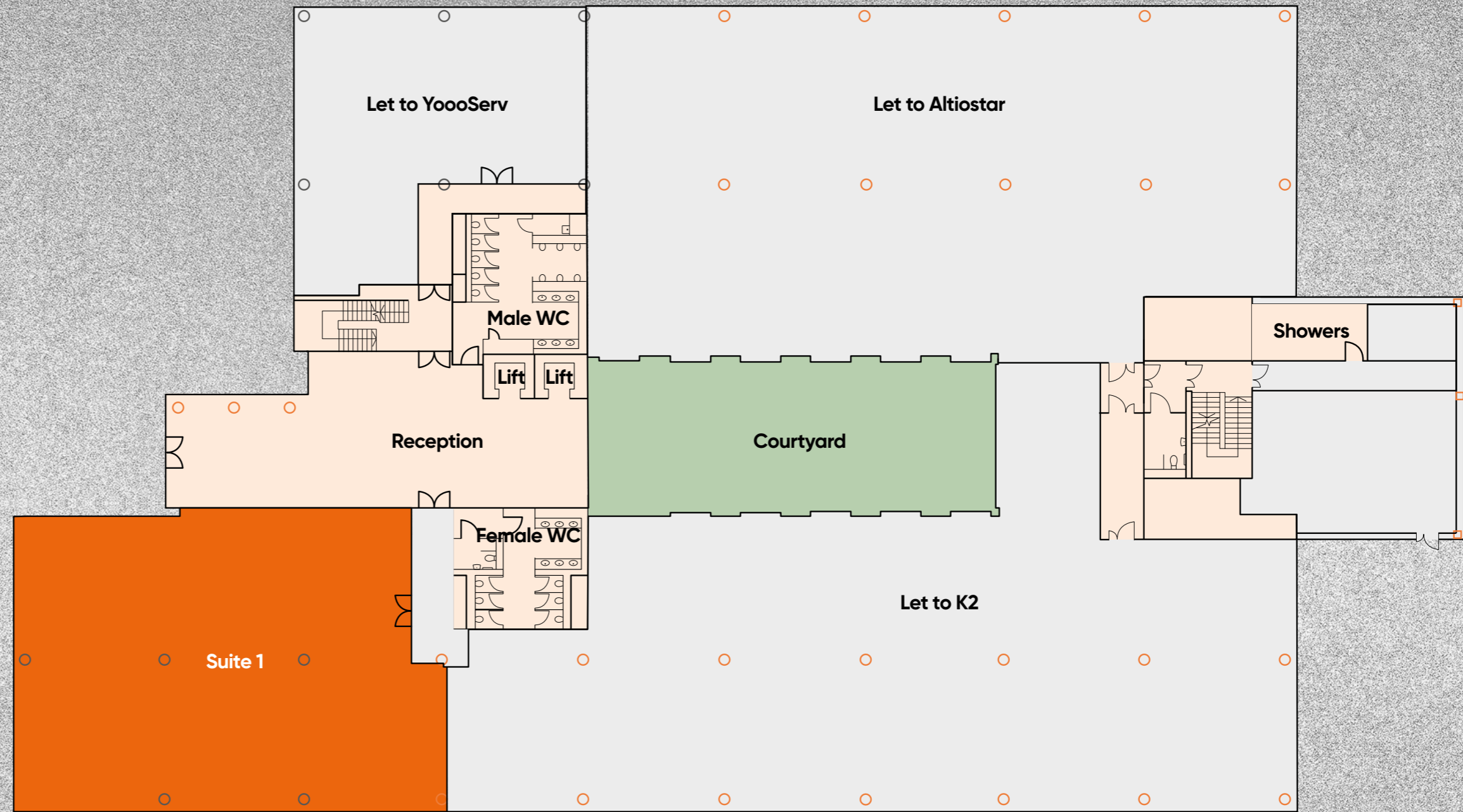
- Gallery**
- Floor Plans
- Contact



Indicative view showing a recently refurbished floor in Building 3



Building 1



Part Ground Floor Suite 1

Approximate floor area (IPMS 3)

3,778 sq ft / 351.0 sq m

Subject to final measurement

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The Heights KT13 ONY

DISCLAIMER

The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor plans, tenancy details, etc. and whether the premises are fit for purpose before entering into a contract. Q4 2023.