

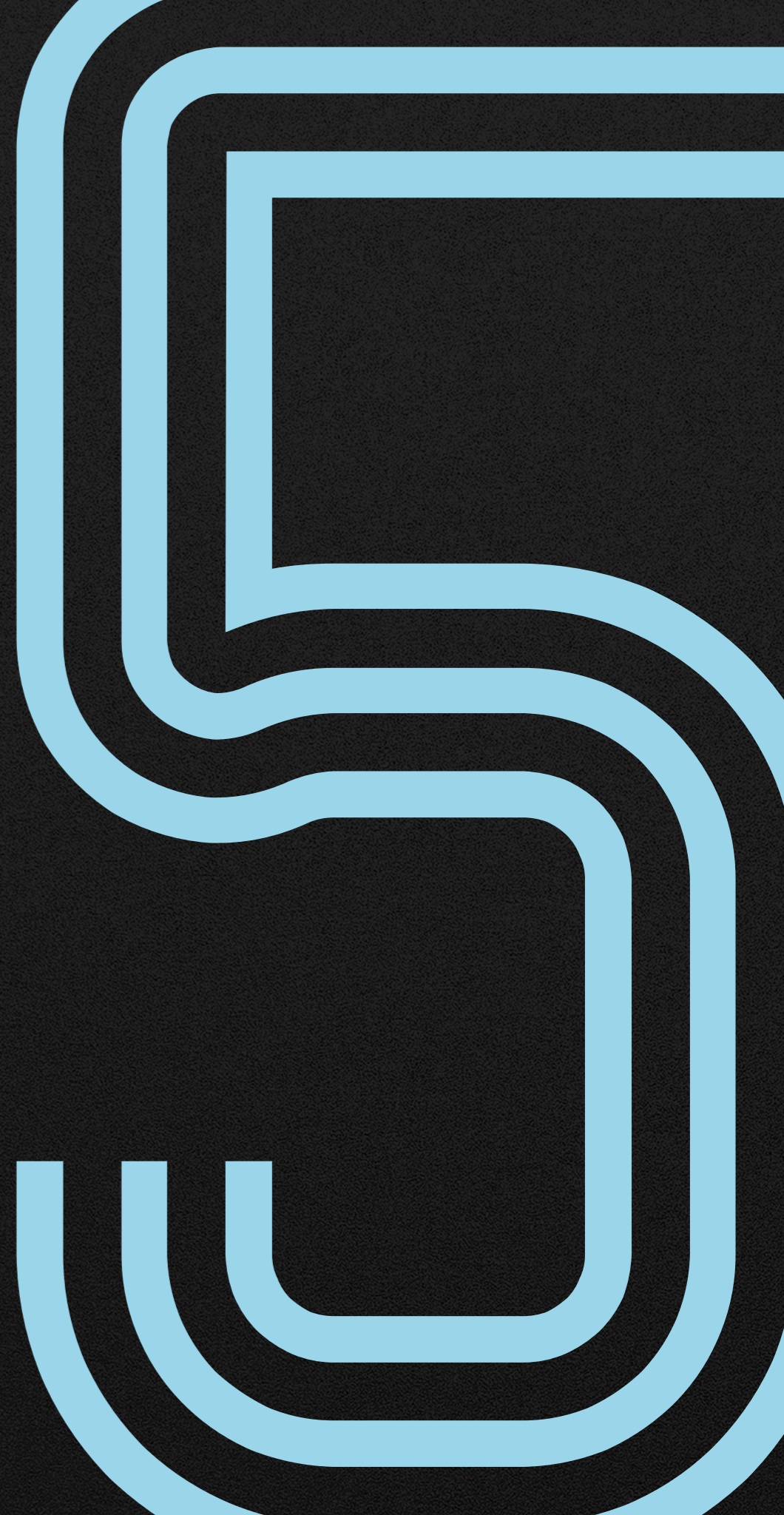
BUILDING 5

# THE HEIGHTS

WEYBRIDGE

3,466 SQ FT AVAILABLE

BEST IN CLASS OFFICE SPACE  
• NOW •  
AVAILABLE



# THE HEIGHTS

WEYBRIDGE

## Introduction

The Area

The Campus

Specification

Building 5

Contact



3,466 sq ft  
Available



# Weybridge's most prestigious and established office address



**Introduction**

The Area

The Campus

Specification

Building 5

Contact

## 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.



# THE HEIGHTS

WEYBRIDGE

## Introduction

The Area

The Campus

Specification

Building 5

Contact

## 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



Introduction

**The Area**

*Local Area*

*Map*

The Campus

Specification

Building 5

Contact



# THE HEIGHTS

WEYBRIDGE

Introduction

**The Area**

Local Area

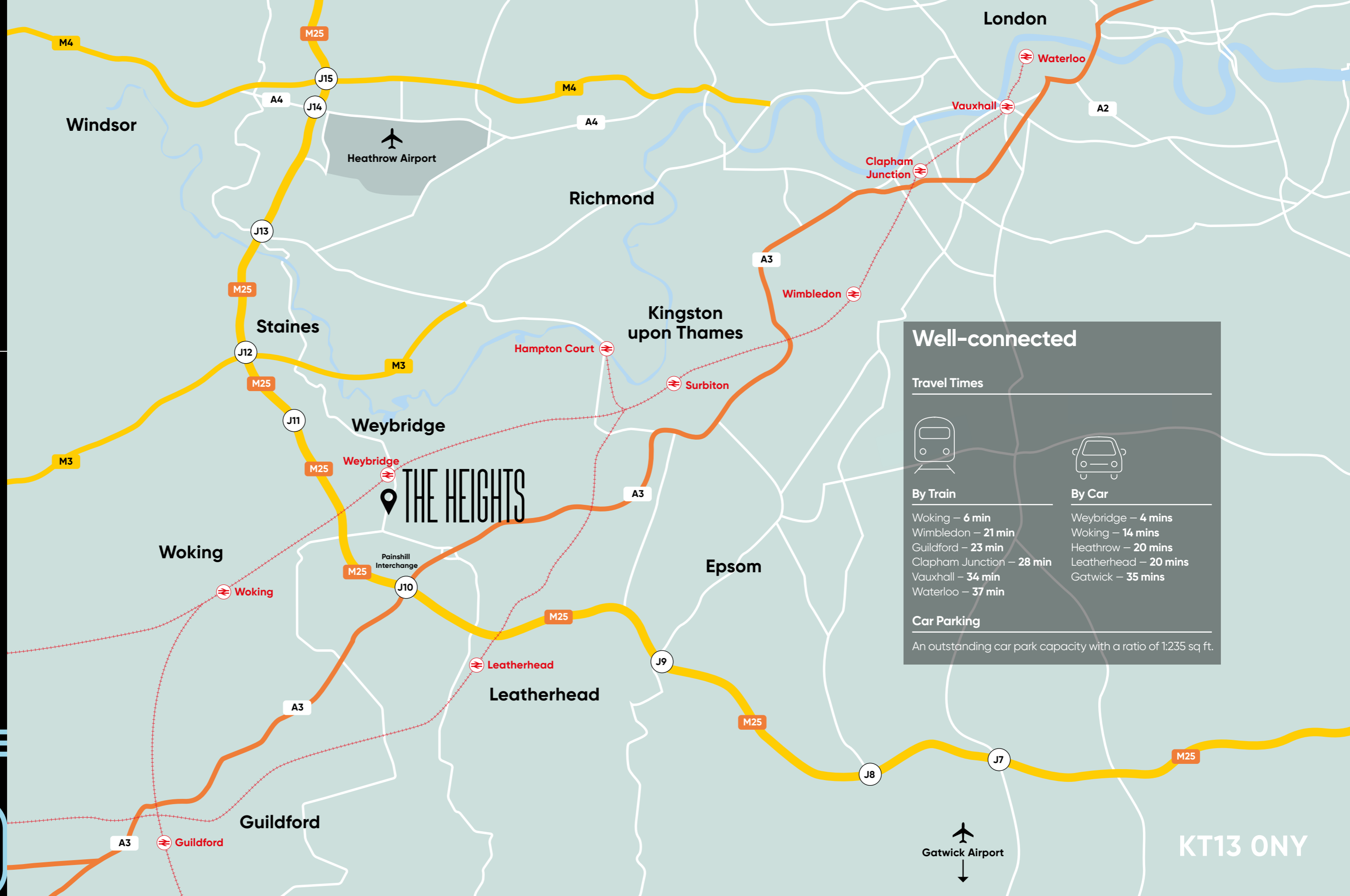
**Map**

The Campus

Specification

Building 5

Contact



KT13 ONY



# THE HEIGHTS

WEYBRIDGE

## In exceptional company

Introduction

The Area

### The Campus

#### Site Map

On-site Café

Events

App

Communal Bar & Gym

ESG Initiatives

Specification

Building 5

Contact



Wilmott Dixon

Daikin / Octopus EV /

Rakuten / Qualco



Alliance / Boots



AB Initio

Dentsply Sirona



PGS



**Part Ground Floor**  
**3,466 sq ft**

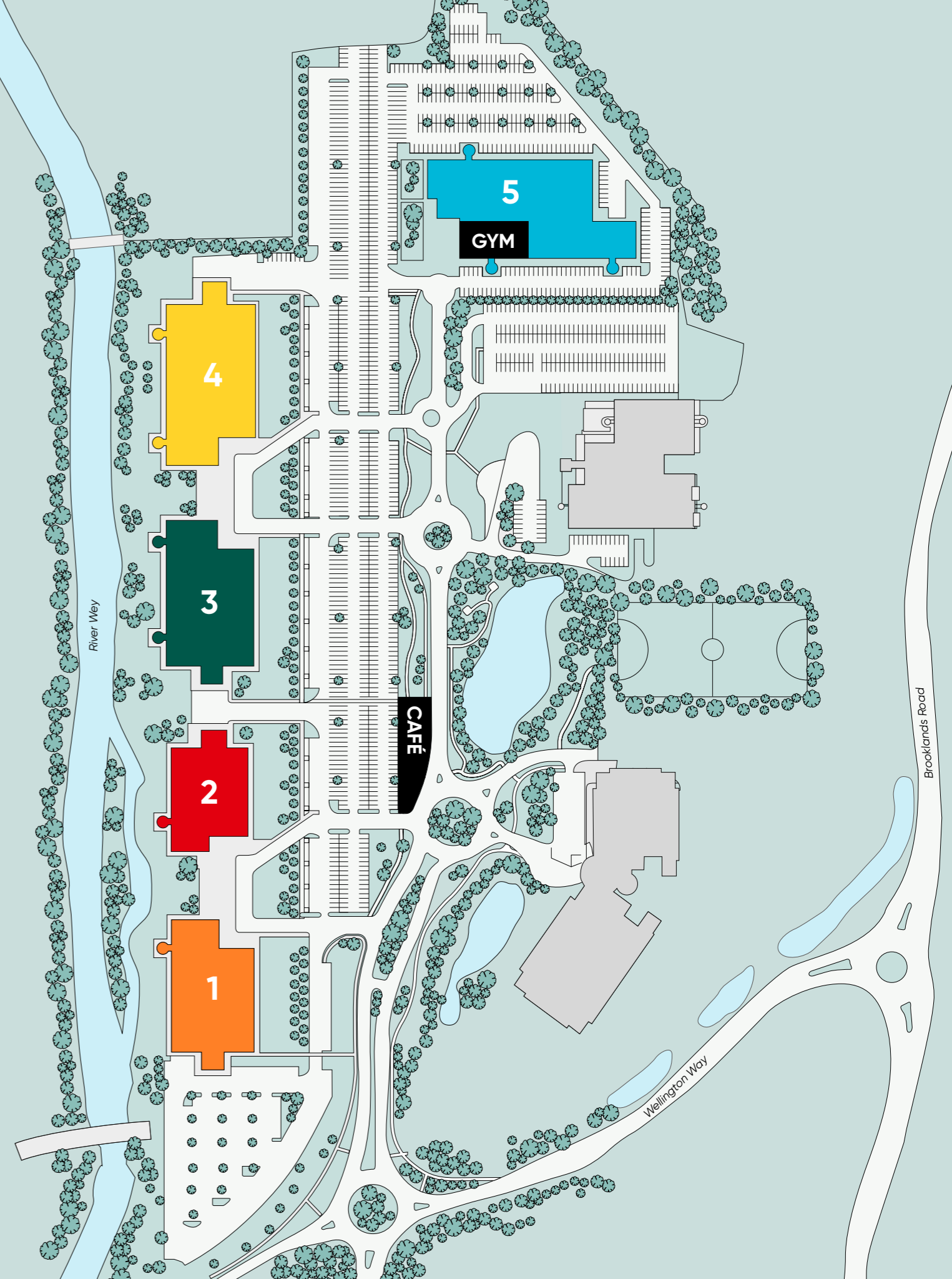
AXA

Dairycrest

Samsung / Yoooserv

Yoooserv / Mondi

Subject to final measurement



# THE HEIGHTS

WEYBRIDGE

Introduction

The Area

**The Campus**

Site Map

**On-site Café**

Events

App

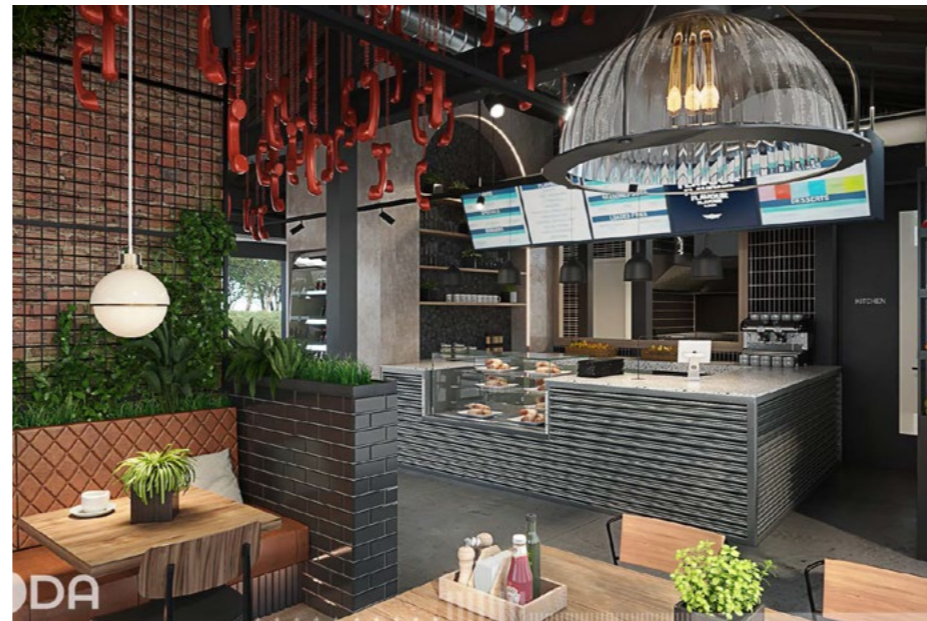
Communal Bar & Gym

ESG Initiatives

Specification

Building 5

Contact



## 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.

Introduction

The Area

### The Campus

Site Map

On-site Café

#### Events

App

Communal Bar & Gym

ESG Initiatives

Specification

Building 5

Contact



# THE HEIGHTS

WEYBRIDGE

Introduction

The Area

## The Campus

Site Map

On-site Café

### Events

App

Communal Bar & Gym

ESG Initiatives

Specification

Building 5

Contact

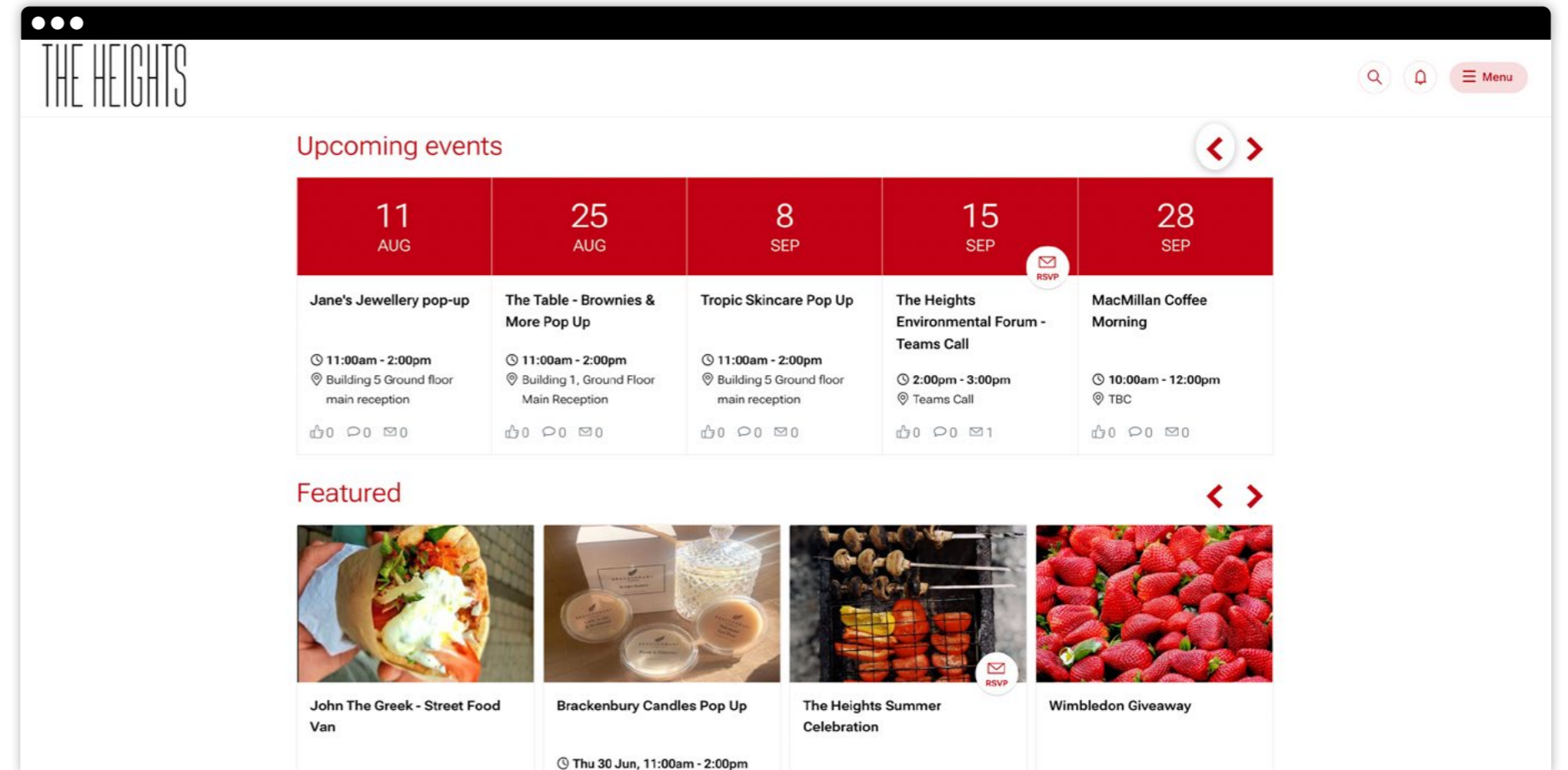
## An evolving food offer

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.



Disclaimer - Example of events on the app.



# THE HEIGHTS

WEYBRIDGE

Introduction

The Area

## The Campus

Site Map

On-site Café

Events

App

**Communal Bar & Gym**

ESG Initiatives

Specification

Building 5

Contact

## 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.

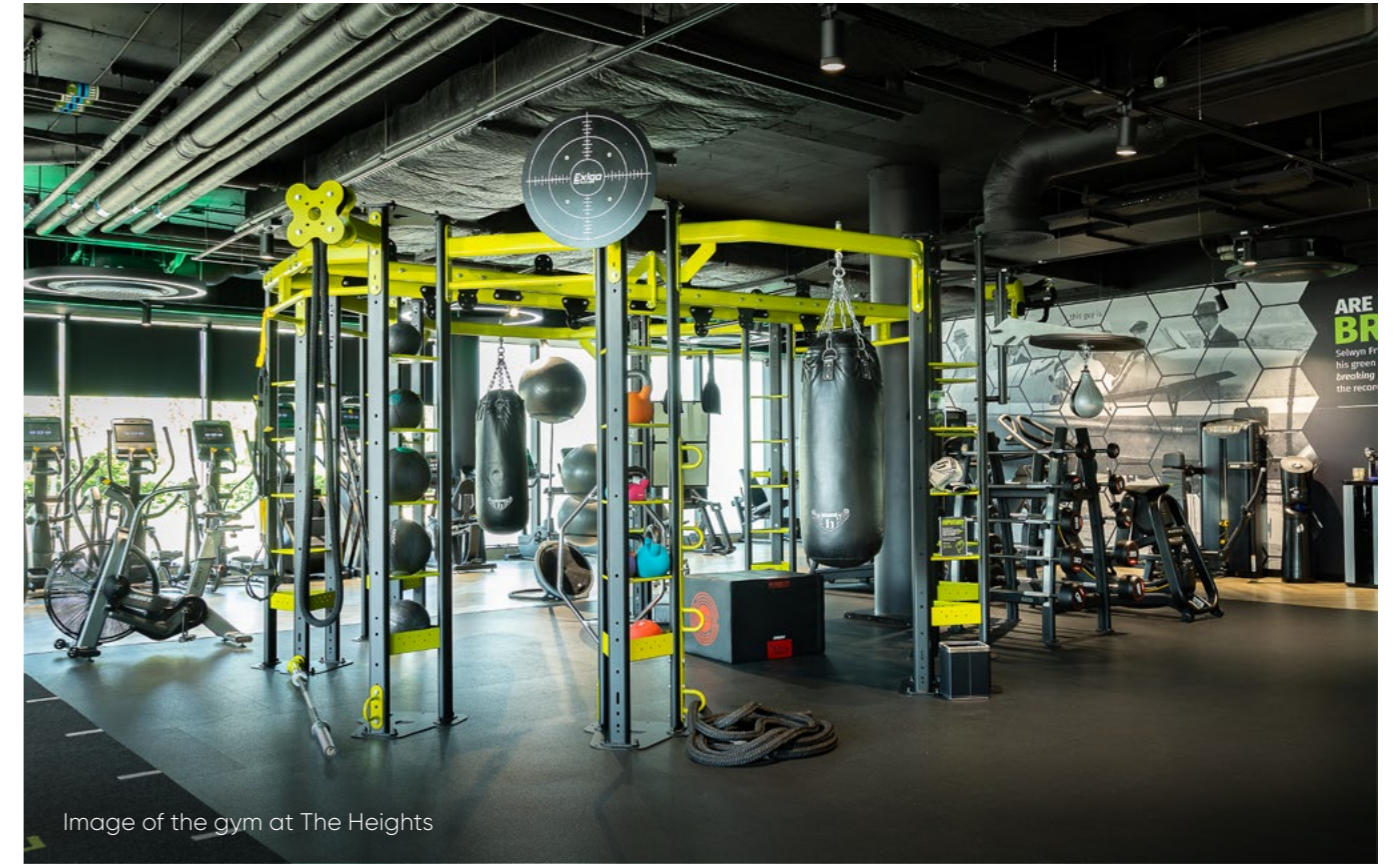


Image of the gym at The Heights



Image of the terrace at The Heights



Image of the bar in Building 5



# THE HEIGHTS

WEYBRIDGE

Introduction

The Area

## The Campus

Site Map

On-site Café

Events

App

**Communal Bar & Gym**

ESG Initiatives

Specification

Building 5

Contact

## 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.





Introduction

The Area

**The Campus**

Site Map

On-site Café

Events

App

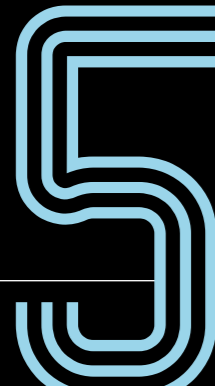
Communal Bar & Gym

**ESG Initiatives**

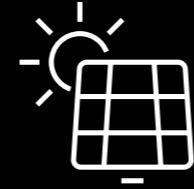
Specification

Building 5

Contact



# Parkwide ESG initiatives



All buildings are having PV panels installed to their roofs



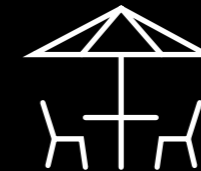
Electric vehicle charging points have been introduced throughout the estate



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



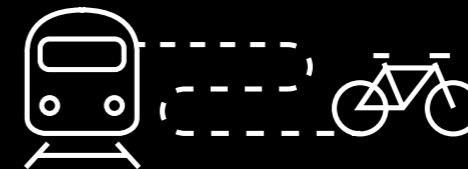
Gym and yoga sessions to be held outdoors on the grass when weather permits



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

## Specification

Introduction

The Area

The Campus

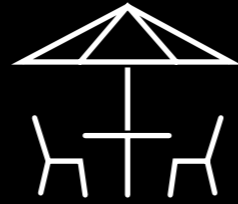
**Specification**

Building 5

Contact



Refurbished Grade  
A office space



Communal roof  
terraces in B1 & B4



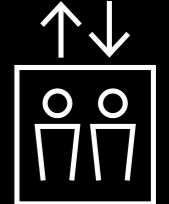
Occupational density  
of 1 person per 8 sq. m



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



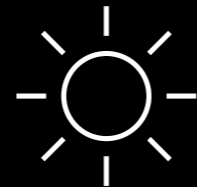
On-site  
Park café



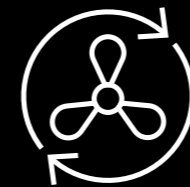
2 x Passenger lifts  
1 x goods lifts



Efficient, flexible  
floor space with  
150mm raised floor



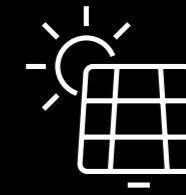
Floor to ceiling glazing  
providing exceptional  
natural light



New FCU via  
central chiller



New LED  
lighting



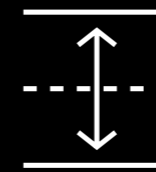
**218 kWp solar PV  
on the roof**



Abundant on-site  
cycle spaces & electric  
bike charging



On site security and  
building management



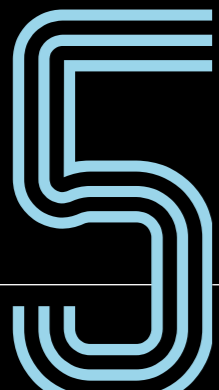
2.8m floor-to-  
ceiling height



Extensive  
landscaping



Free bike service  
to train station



# THE HEIGHTS

WEYBRIDGE

BEST IN CLASS OFFICE SPACE  
NOW AVAILABLE

- Introduction
- The Area
- The Campus
- Specification

## Building 5

### Gallery

Floor Plans

Contact





# THE HEIGHTS

WEYBRIDGE

- Introduction
- The Area
- The Campus
- Specification
- Building 5**
- Gallery*
- Floor Plans*
- Contact

## Flexible & bright floorspace available

Large floorplates with  
full-height glazing providing  
views across the park



## Building 5



## Part Ground Floor

Approximate floor area (IPMS 3)

# 3,466 sq ft / 322.0 sq m

Subject to final measurement



# THE HEIGHTS

WEYBRIDGE

- Introduction
- The Area
- The Campus
- Specification
- Building 5
- Contact**



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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.