



Chertsey

**Office space recreated
to inspire in a unique
parkland setting.**

75,000 sq ft available from September 2022

24,000 sq ft
up to
75,000 sq ft

Key Benefits

Modern and sustainable workspace in a beautiful landscape setting.



Excellent location
1 mile from J11
of M25



Parking ratio of
1:185 sq ft including
electric car charging



Large flexible
floorplates with
leading Grade A
specification



Showers, lockers and
changing facilities



Net Zero Enabled
from an operational
carbon perspective



On site amenity
and central 'street'
with distinctive
interior design



87 secure cycle
spaces



Shared external
amenity including
event space



Set within a
mature parkland

Discover a
workspace like
no other

A striking office building undergoing a comprehensive refurbishment just 1 mile from the M25, ready for occupation in September 2022.

Set in a serene and natural setting, 1000 Hillswood Park has sustainability at its core. The new transformation will provide an enhanced working environment to thrive in, providing businesses with space to grow, create, imagine and enjoy.



Set amongst
woodland and lakes
in a private,
picturesque setting.



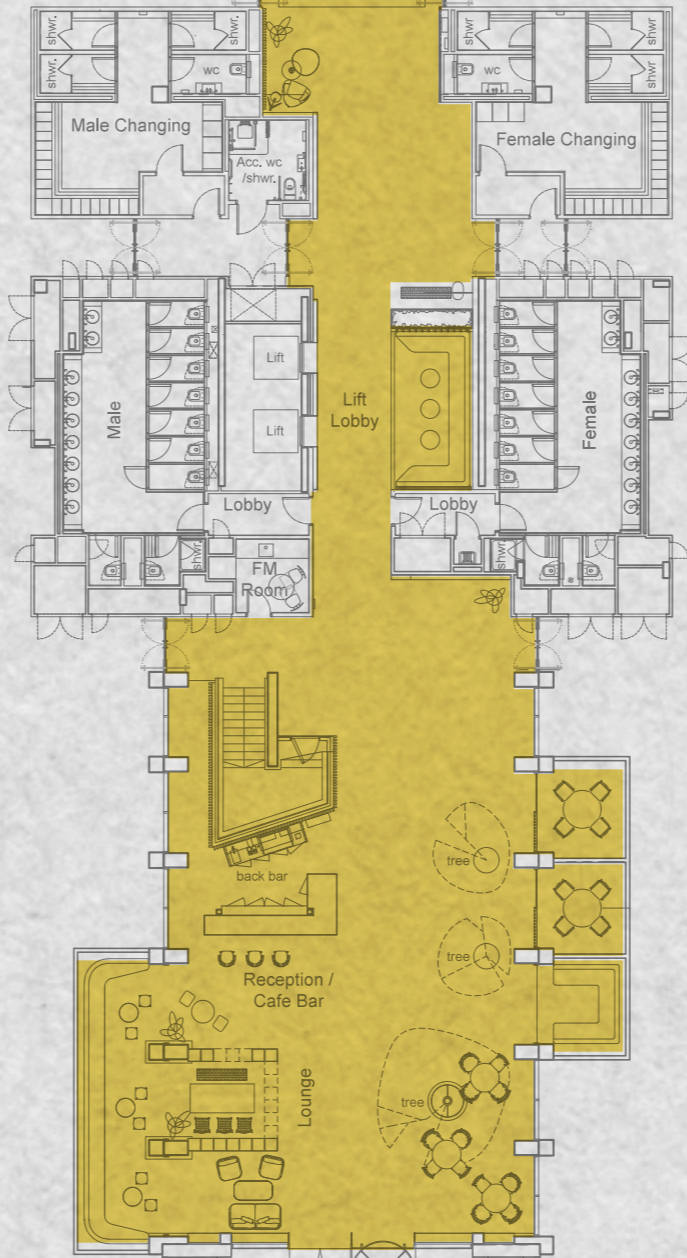
An impactful welcome with space to collaborate, break out and unwind.

Entrances

Car Park Entrance



Main Entrance



Terrace

Outdoor Seating

Visitor Parking



A distinctive environment to share and connect

More than just a place to work, the brand new central atrium offers café facilities, formal and informal meeting spaces with high speed WiFi connectivity throughout.

A central atrium to create the ultimate first impression



Spaces that are engaging.
Connection to nature

Craft coffee.
Artisanal bread

Sight

Smell

Touch

Sound

Taste

Tactile surfaces

Shared and private spaces

Fresh, healthy, locally sourced products

A place to inspire

Redeveloped to create a workspace that stimulates the senses, promotes the well-being of its occupiers and brings people together in a parkland setting that's second to none.

Materials

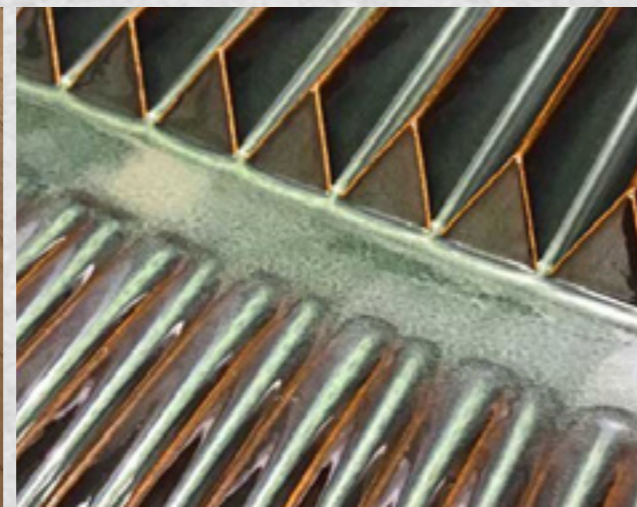
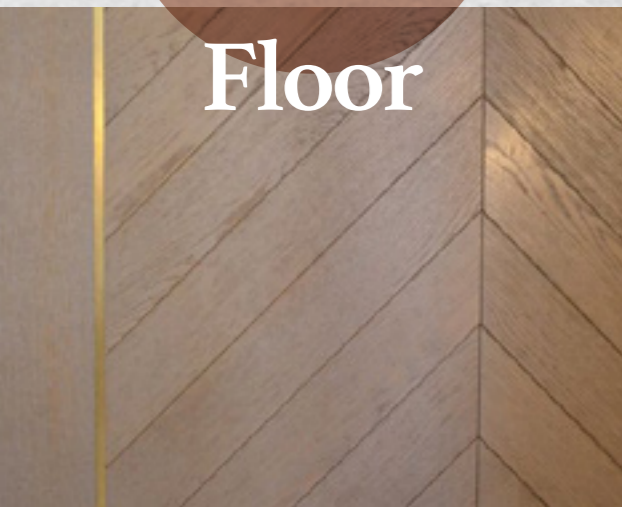
Tactile, natural materials have been selected to reflect the parkland setting and to provide a multi-sensory experience.

Oak herringbone floor with brass trim detail.
Mid-grey terrazzo with large white aggregate

Black and gold lettering.

Contemporary leather furniture

Floor



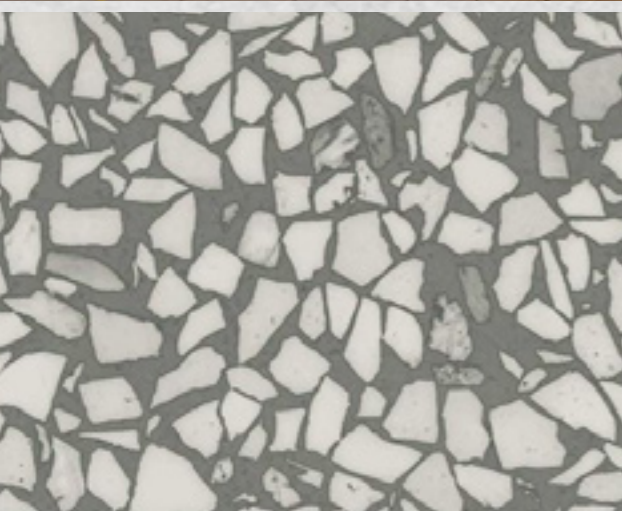
Lightbox & signage



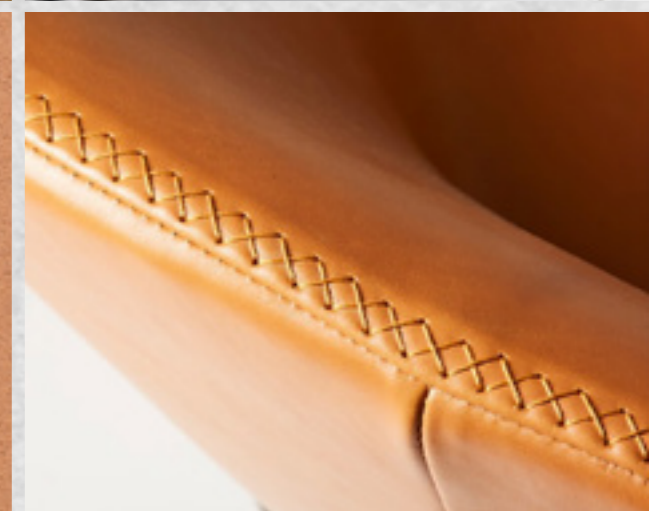
Collaborative space



Reception desk & Cafe bar



Beautiful natural materials



Green glazed faïence terracotta with hand-crafted 3D relief

Pale timber fins.
Natural terracotta cladding



Car Park Entrance





Flexible and contemporary spaces offer the ability to create inspiring environments for businesses of today

Ground

2,266 sq m
24,391 sq ft

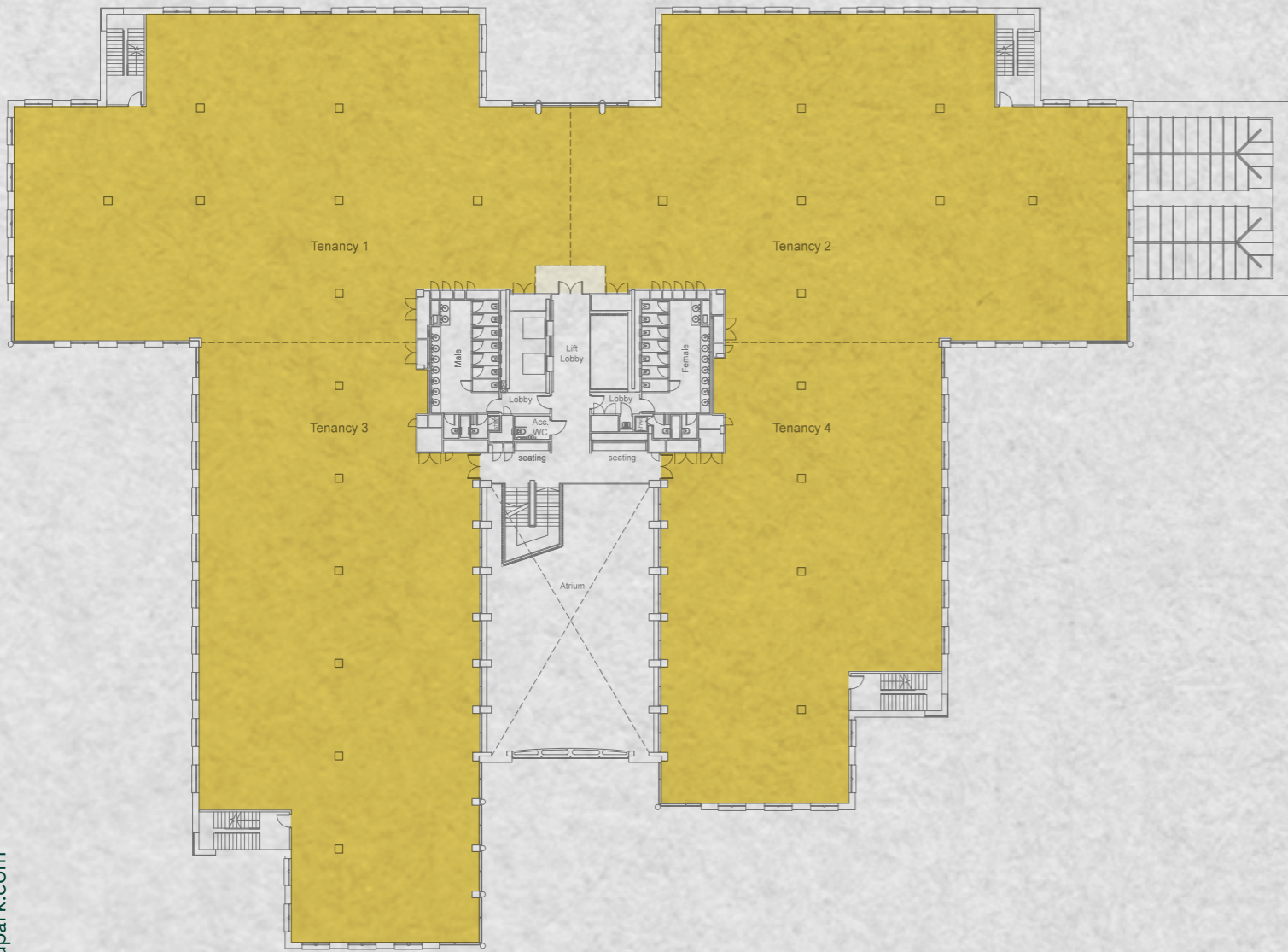


Schedule of areas

	SQ FT (NIA)	SQ M (NIA)
Second floor	25,101	2,332
First floor	25,597	2,378
Ground floor	24,391	2,266
SUB TOTAL	75,089	6,976
Atrium	3,875	360
TOTAL	78,964	7,336

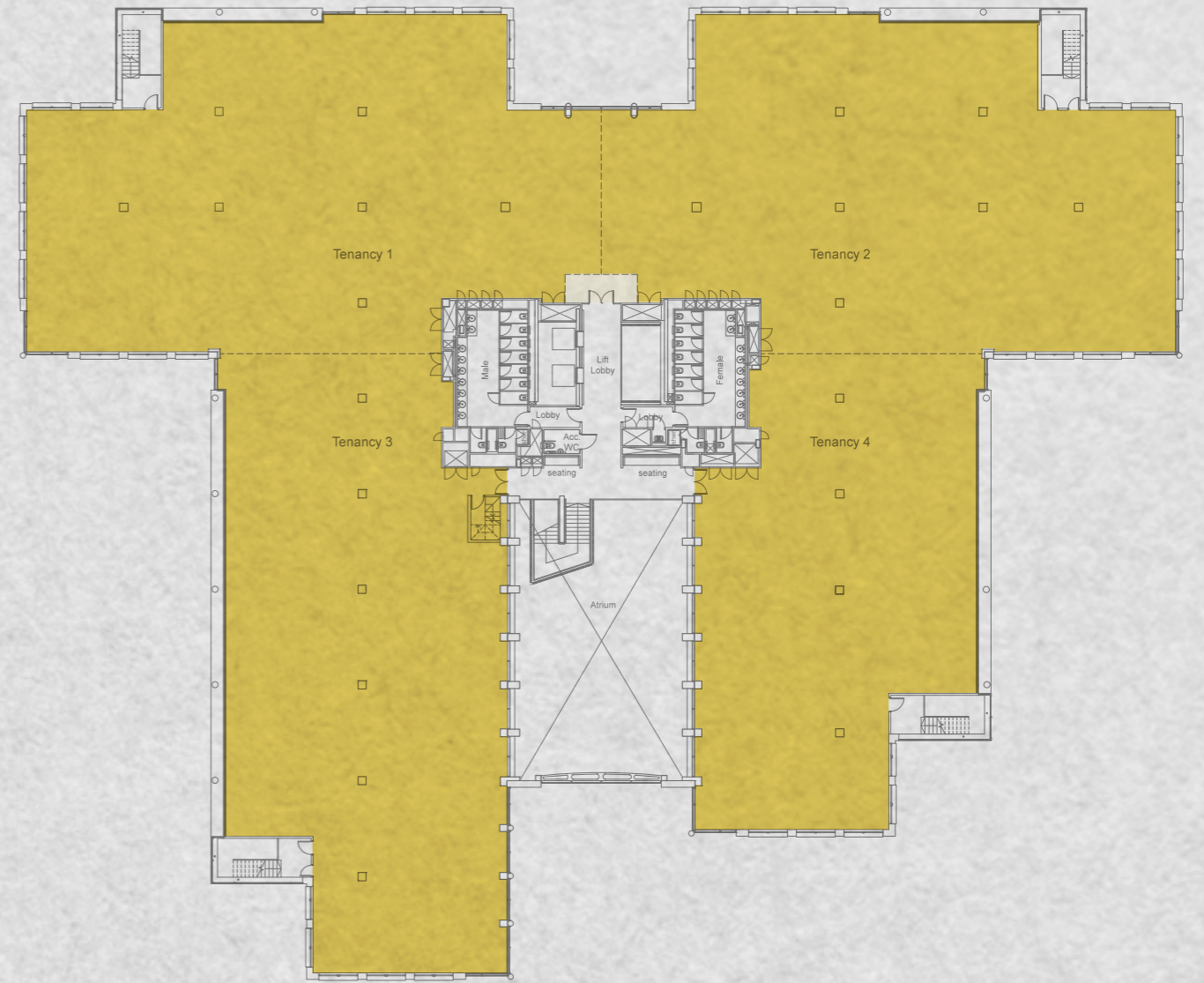
First

2,378 sq m
25,597 sq ft

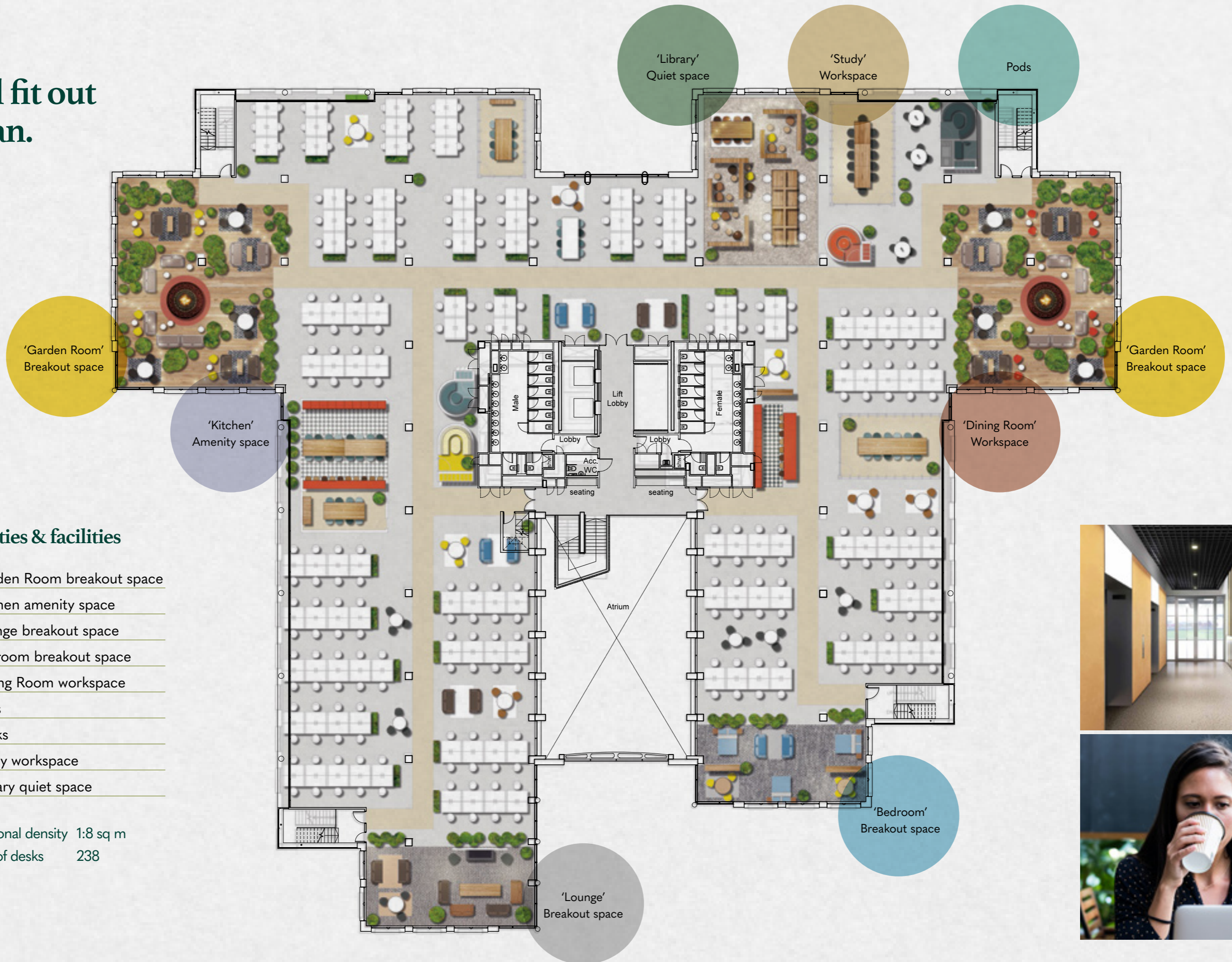


Second

2,332 sq m
25,101 sq ft



Potential fit out space plan.



Amenities & facilities

- Garden Room breakout space
- Kitchen amenity space
- Lounge breakout space
- Bedroom breakout space
- Dining Room workspace
- Pods
- Desks
- Study workspace
- Library quiet space

Occupational density 1:8 sq m
 Number of desks 238





Landscape
Character areas including a pergola event space and new wildflower planting

Flexible indoor /
outdoor pergola
to break out and
enjoy the natural
surroundings



Landscape materials

Outdoor 'rooms' and spaces have been created using complementary materials to encourage occupiers to interact with the park's beautiful surroundings.

Resin bound gravel with stainless steel edge trim

Manicured landscape



Polyester powder coated aluminium and glass with integrated LED lighting

Garden room



Traditional British wildflower mix

Wildflower planting



Sculptural grounds

Curving fair faced concrete wall cast in-situ, painted protective finish



Natural materials

Hardwood timber decking elevated above Cotswold gravel



Specification

1000 Hillswood offers everything a modern business requires.

General

Sustainability

- + Target BREEAM 'Excellent'
- + Target EPC A
- + UKGBC Targets for Net Zero Carbon
- + Target NABERS UK 5.5 Star Rating

Structure

- + Reinforced concrete structure
- + Structural grid 6.0m x 9.0m

MEP

- + The project will involve the strip-out of the existing services installations in the building and provision of a completely new mechanical, electrical, public health and lift services installation.

Ground Floor & Atrium

Features

- + Dual entrances
- + Café / Bar
- + Club lounge
- + Collaborative Workspace
- + Booth seating
- + Meeting rooms
- + FM Room
- + High speed internet

Shower and Changing Rooms

- + 6 showers (3 male, 3 female)
- + 1 accessible shower room
- + 88 Lockers
- + 7 airing cupboards
- + Combined bench and shoe storage
- + 2 WC and basin cubicles

Office Space

Tenancy

- + Occupation density 1:8 sq m
- + 4 way split on typical floor

Facade

- + New high performance glazing

Floors

- + Reconditioned metal raised access floor 150mm gross

Ceiling

- + Floor to ceiling @ 2.85m
- + High efficiency heat recovery VRF
- + Semi-exposed ceiling design

Lighting

- + LED lighting

Lifts

- + 2 x 10 person passenger lifts

WC Provision

- + 18 WC cubicles (9 male / 9 female)
- + 1 accessible WC

External

Car Parking

- + 414 parking spaces (1:185 sq ft)
- + 26 electric car charging points (infrastructure for 22 more)

Cycle Parking

- + 87 cycle parking spaces
- + 1 accessible space
- + 2 electric cycle charging points
- + 1 cycle maintenance stand

Pergola

- + 18m (L) x 4m (W) x 2.6m (H) semi-enclosed pergola with utilities for event catering
- + Terrace area

Landscape

- + New wildflower planting
- + Sculptural bench seating
- + New external furniture to north terrace
- + New building signage

Roof

- + Sedum roof
- + PV array system

Striving for excellence in sustainability

The refurbishment has incorporated a variety of the latest, state-of-the-art design steps to ensure it has excellent ESG credentials.

ZERO
CO₂

Net Zero Enabled from an operational carbon perspective



Demand Logic enabled, allowing remote monitoring of M&E



New low energy LED lighting with movement sensors



Environmentally friendly green sedum roof



Targeting BREEAM Excellent and an EPC target of A



New Air Source Heat Pumps for heating and cooling



26 vehicle and 2 electric bike charging points



Enhanced specification glazing to improve thermal performance



New wildflower planting with sculptural bench seating



Sustainable transport provisions

- Car parking spaces (1:185 sq ft)
- Electric vehicle charging point (22kW Fast EVCP Twin Charging)
- Future Provision: Electric vehicle charging point (22kW Fast EVCP Twin Charging)
- Station Shuttle Bus Service (subject to demand)
- Cycle store enclosure



Occupier Experience

To drive an occupier focus throughout our supply chain and asset management team we looked to measure ourselves in a way a hospitality business would.

To do this we have introduced a Net Promoter Score for our strategic occupiers which hinges on the key question **'would you recommend our property as a place to work?'**

We do this via interaction with high level decision makers within our occupier businesses but also seek to collate real-time feedback from the individuals using our buildings. Occupiers and guests of the building are incentivised to scan a QR code on a poster and respond to a short survey.



**Designed
for ultimate
occupier
productivity**



A big part of our drive for excellence is through a more sophisticated approach to building performance to ensure our occupiers are maximising the productivity of their space.

By focusing on providing healthy and productive spaces, and demonstrating that in real-time to building users, we are aligning our properties with our occupiers strategy.

Two of the main technological differences we can offer at 1000 Hillswood to help driving this improved way of working are:

Demand Logic Enabled

As a unique Demand Logic enabled building, the M&E can be monitored remotely and adjusted in real time.

This helps drive a better working environment for staff, with greater building efficiency and therefore a cheaper service charge; ultimately creating a more environmentally-friendly building.

Indoor Environmental Quality (IEQ)

For ultimate efficiency, IEQ data bolsters the capabilities of Demand Logic and allows you to manage your space in line with how it is being used. IEQ sensors measure temperature air quality, humidity, noise, light and volatile organic compound.

We work with our tenants to utilise IEQ sensors within their space delivering significant improvements.

Be part of the 1000 Hillswood Community

1000 Hillswood has been designed so that occupiers can be part of a building community. We are looking at providing an occupier App for the building and the team are working on providing first-class occupier service and amenities to include:

- + Unmatched front-of-house service delivering an integrated and seamless guest experience from the moment you walk into 1000 Hillswood reception
- + Concierge services available, book events / shows / travel etc.
- + Placemaking and events calendar will capitalise on the outside spaces and pergola event space to promote health, happiness and well-being
- + Networking events
- + Bike doctor — outsourced (drop-in or appointment clinics)
- + Café / bar within the club lounge
- + Pop-up sales / event stalls
- + We are reviewing a larger café option to be dictated by occupier's requirements
- + Food delivery arrangements



Resilient design

Care has been taken to ensure that the design reflects emerging best practice in response to the pandemic. The plans incorporate a series of practical steps to ensure the building helps reduce risk of virus transmissions between occupants:

- + Contactless sanitary fittings in showers, changing rooms and toilets
- + Air Quality sensors to monitor Internal Environmental Quality
- + Office mechanical ventilation rates delivering fresh air supply of 13.2 l/per second on the basis of 1:8 Occupancy
- + Tenant fit out guide

These provisions accord with BCO latest guidance which centres on maintaining appropriate social distancing, ensuring adequate fresh air provisions, monitoring internal environmental quality (eg humidity, CO₂) to avoid conditions which can aid airborne transmission. We will be working with AirRated to procure an AirScore for the building accordingly.

Please note these measures represent landlord base build interventions. Further measures will be the responsibility of the operations team and the tenant(s) (cleaning regime and fit out impact eg cellularisation) but will be covered by a Tenant Fit Out Guide to facilitate best practice.





Venture out and you'll find a range of excellent amenities.

1000 Hillswood Park has great access to a large selection of quality amenities. Both Chertsey and Addlestone offer multiple options right on your doorstep.

Restaurants and Bars

- 1 The Waggon & Horses
- 2 The Cricketers
- 3 The Royal Marine
- 4 The Golden Grove
- 5 The Prince Regent
- 6 Jack Sparrow Bar
- 7 Zaal Indian

Retail

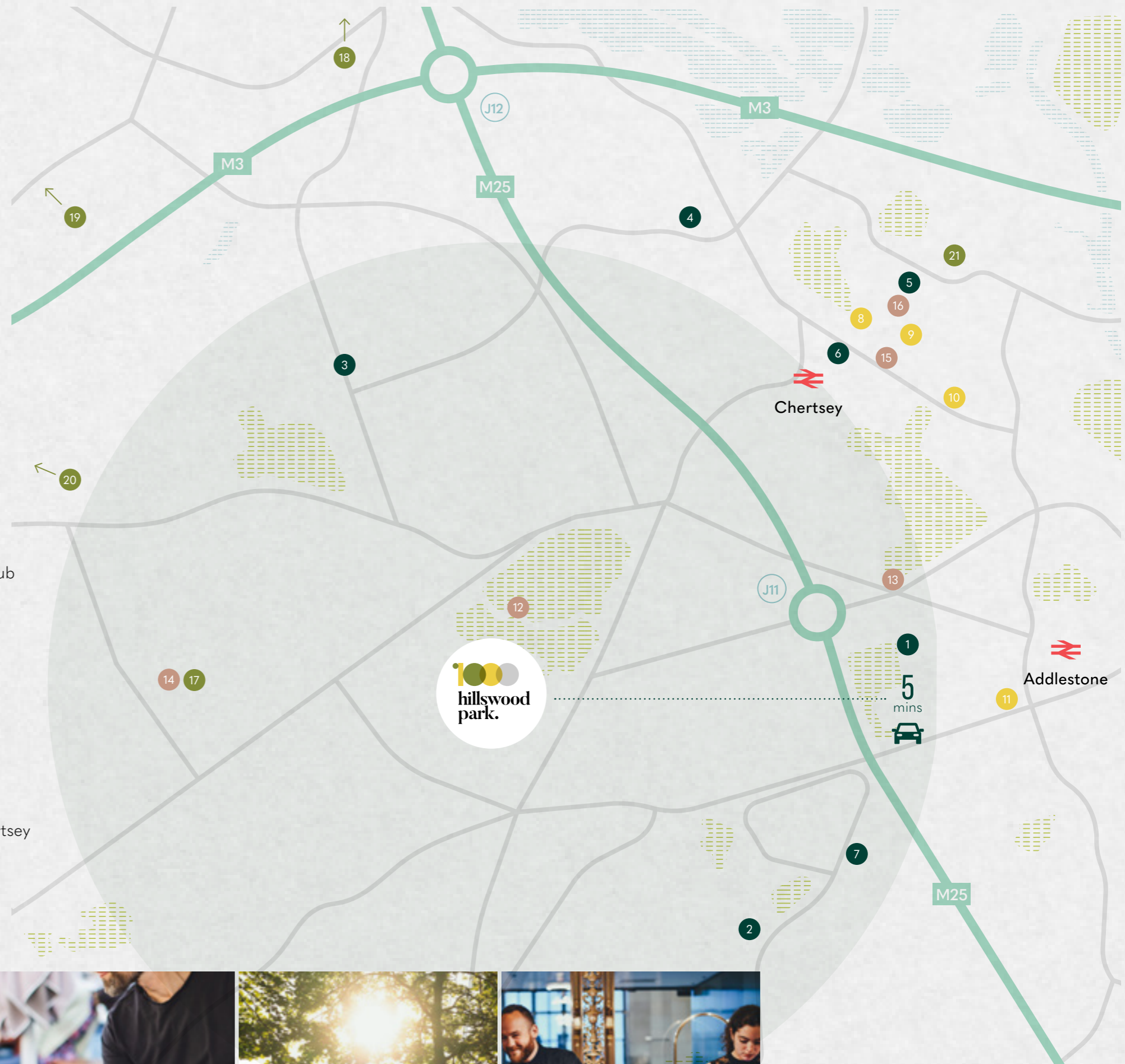
- 8 ALDI
- 9 Sainsbury's
- 10 Tesco Express
- 11 Tesco Extra

Fitness and Leisure

- 12 Botleys Mansion
- 13 Playgolf Abbey Moor
- 14 Foxhills Driving Range
- 15 River Bourne Health Club
- 16 Not Another Gym

Hotels

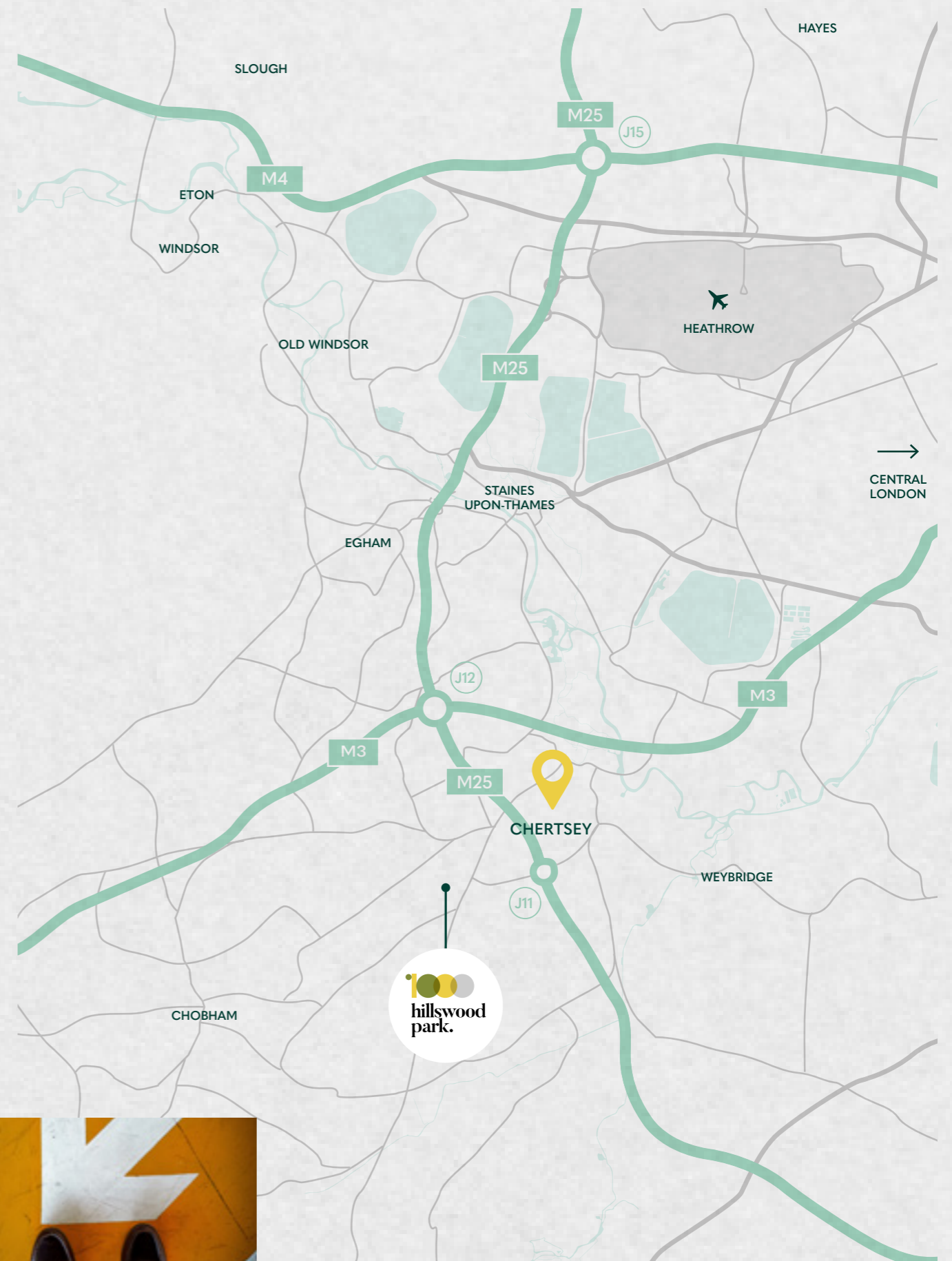
- 17 Foxhills Country Club
- 18 Great Fosters
- 19 Royal Berkshire
- 20 Macdonald Berystede Hotel & Spa
- 21 The Crown Hotel, Chertsey



A premier location with excellent links in, out and around London.

Just over a mile from Junction 11 of the M25 motorway, the location of 1000 Hillswood Park allows easy access to both Heathrow and Gatwick international airports, as well as the M3 and M4 motorways.

Three railway stations are nearby; Chertsey and Weybridge offer primarily local and regional services, whilst Woking offers a direct 26 minute rail connection to central London (Waterloo).



Sat Nav ref: KT16 OPS





Chertsey



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