

Looking for space  
that's future-proof,  
sustainable, connected  
and attractive to staff?

Watt is the answer.

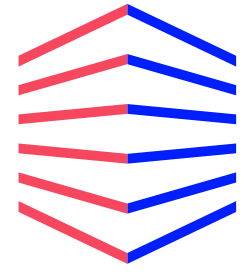
3,476 – 56,066 sq ft

# It's on

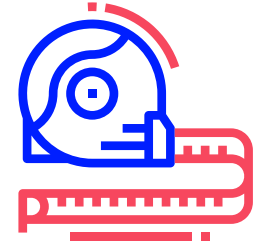
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CGI. For indicative purposes only.

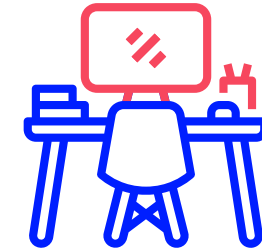




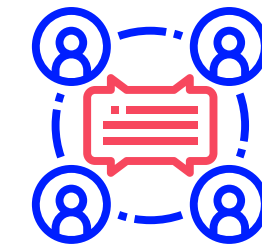
Steel frame construction



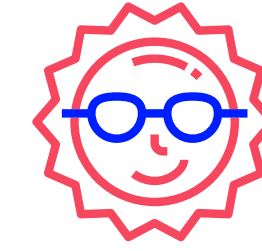
Floor to soffit: 3.3m



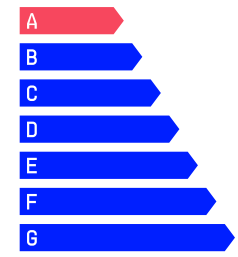
Large flexible floors of c.17,000 sq ft



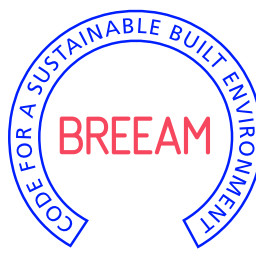
Dual level business lounge with private garden terrace



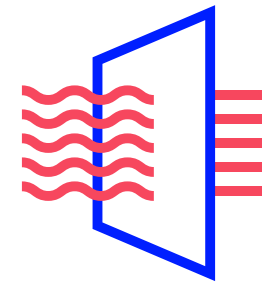
Filled with natural light with windows on all four aspects



Targeting EPC 'A'



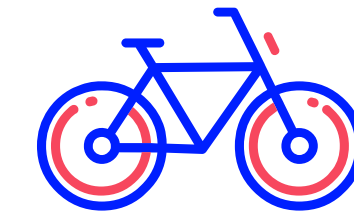
Targeting BREEAM rating 'Excellent'



Low U Value glazing



100% electric, all from green and sustainable sources



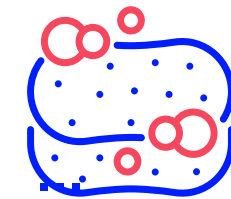
60 internal secure cycle spaces plus five external spaces



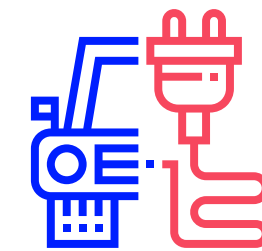
Smart building access



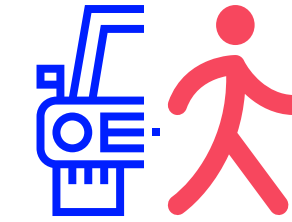
Private terrace on the second floor



Changing rooms with 6 showers, lockers and drying spaces

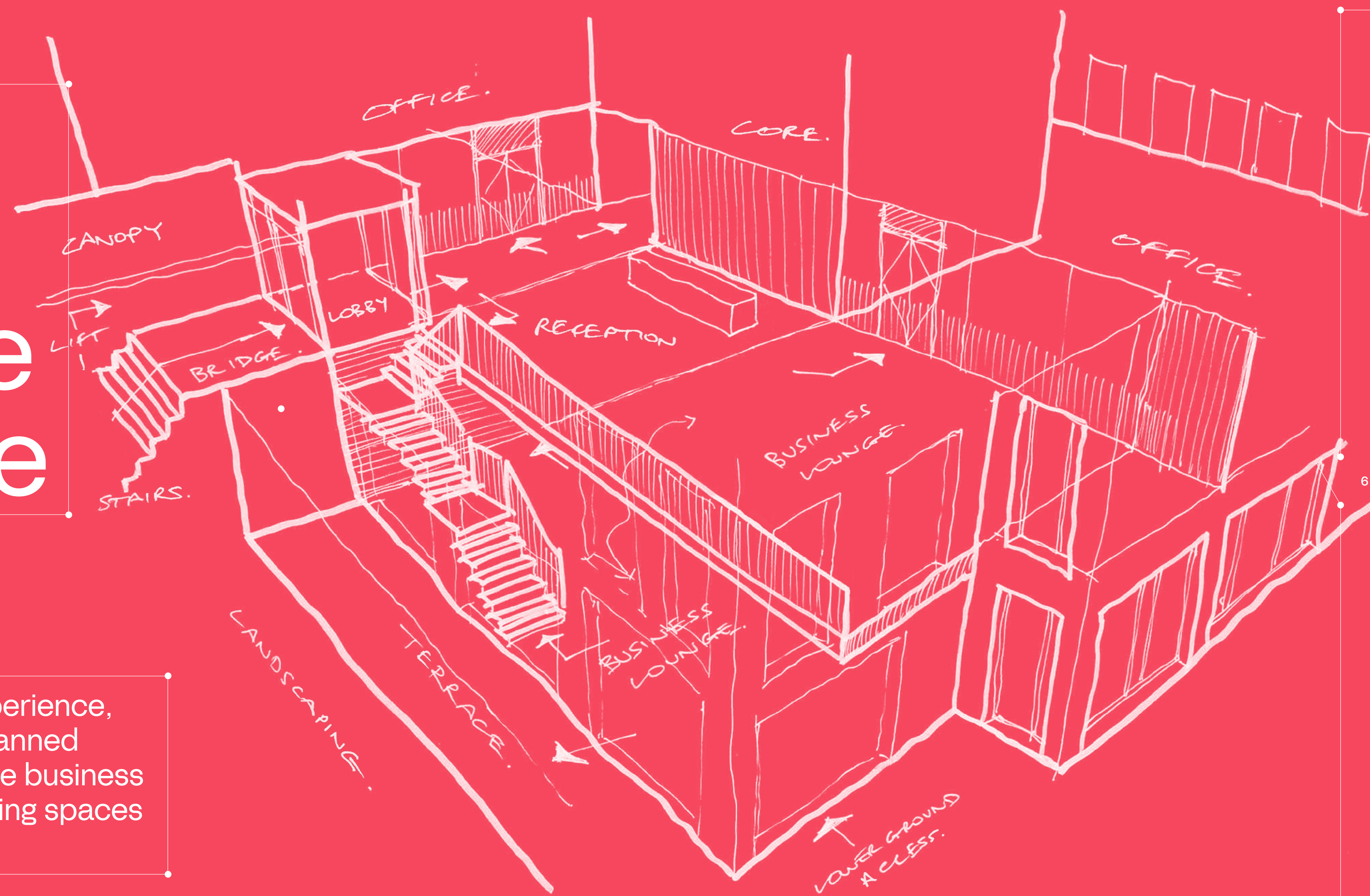


59 parking spaces including 12 EV and 2 disabled



166 additional parking spaces with a 7 minute walk

# Watt helps people engage



A multi-level arrival experience, including concierge-manned reception and extensive business lounge facilities, providing spaces to relax and interact.

Stairs leading from the first floor reception to the ground floor business lounge

Reception & business lounge



CGI. For indicative purposes only.

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## Net internal areas

Accommodation	sq ft	sq m
3rd floor offices	14,768	1,372
2nd floor offices	18,070	1,679
1st floor offices	15,306	1,422
Reception / business lounge	2,289	213
Ground floor offices	3,476	323
Business lounge	2,152	200
<b>Total</b>	<b>56,066</b>	<b>5,209</b>



Douglas Road

London Road

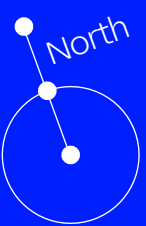
Rushworth Road



# Ground floor

Offices  
3,476 sq ft

Business lounge  
2,152 sq ft



Plan not to scale.. For indicative purposes only.

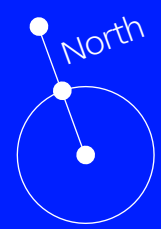
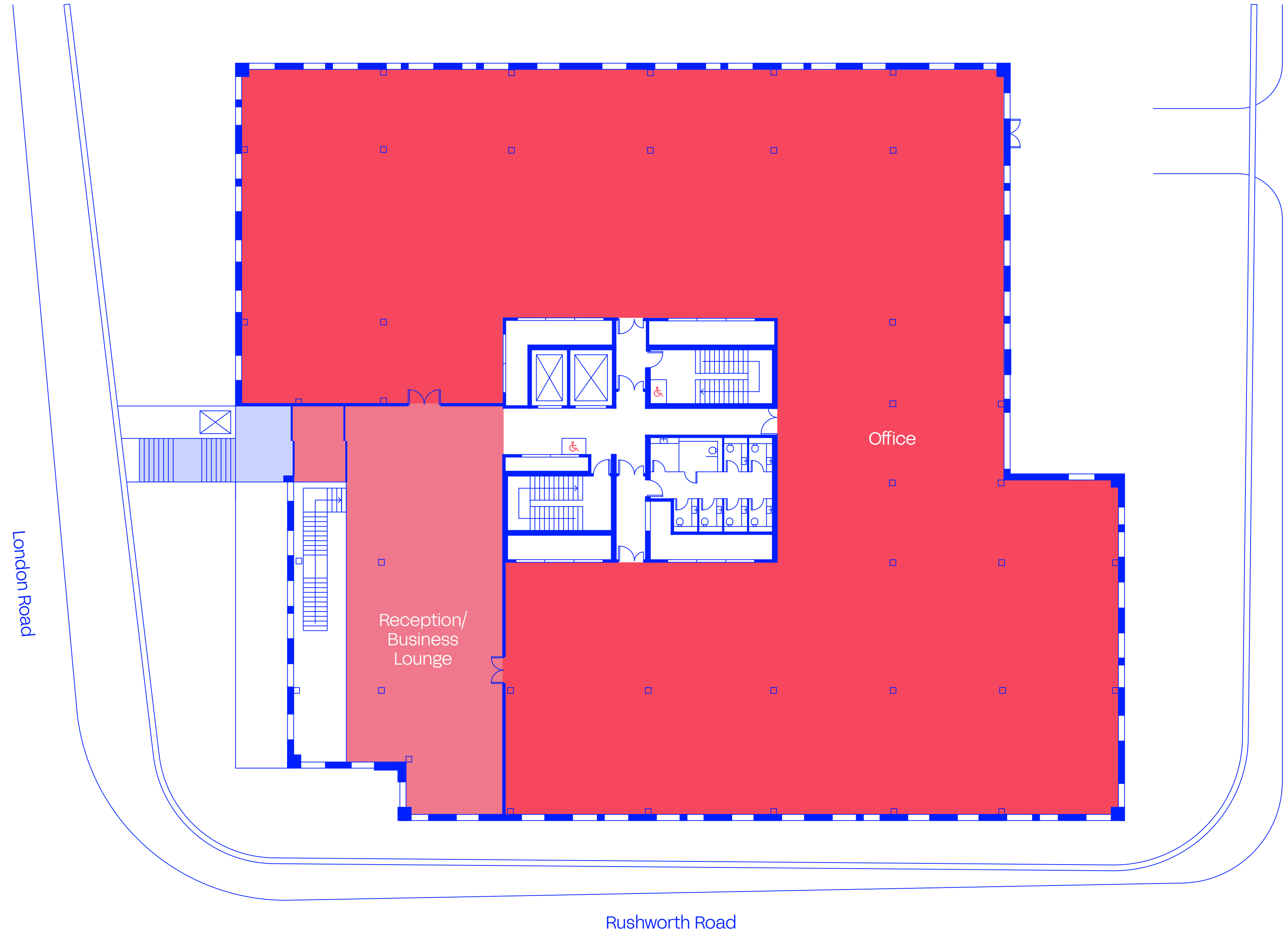
# 1st floor

## Offices

15,306 sq ft

## Reception / business lounge

2,289 sq ft

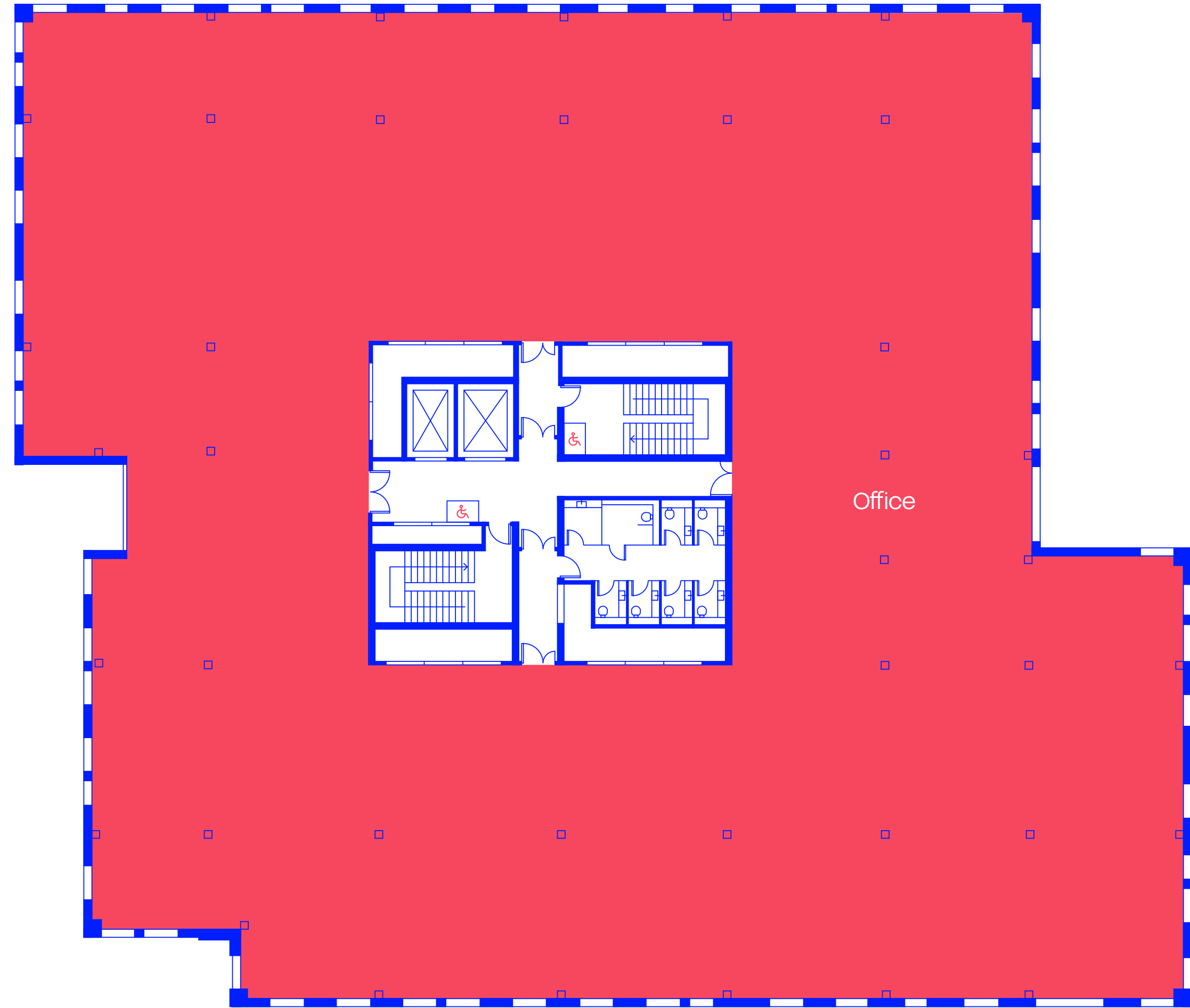


Plan not to scale.. For indicative purposes only.



# 2nd floor

Offices  
18,070 sq ft

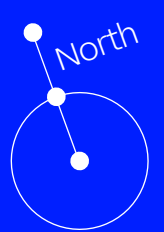
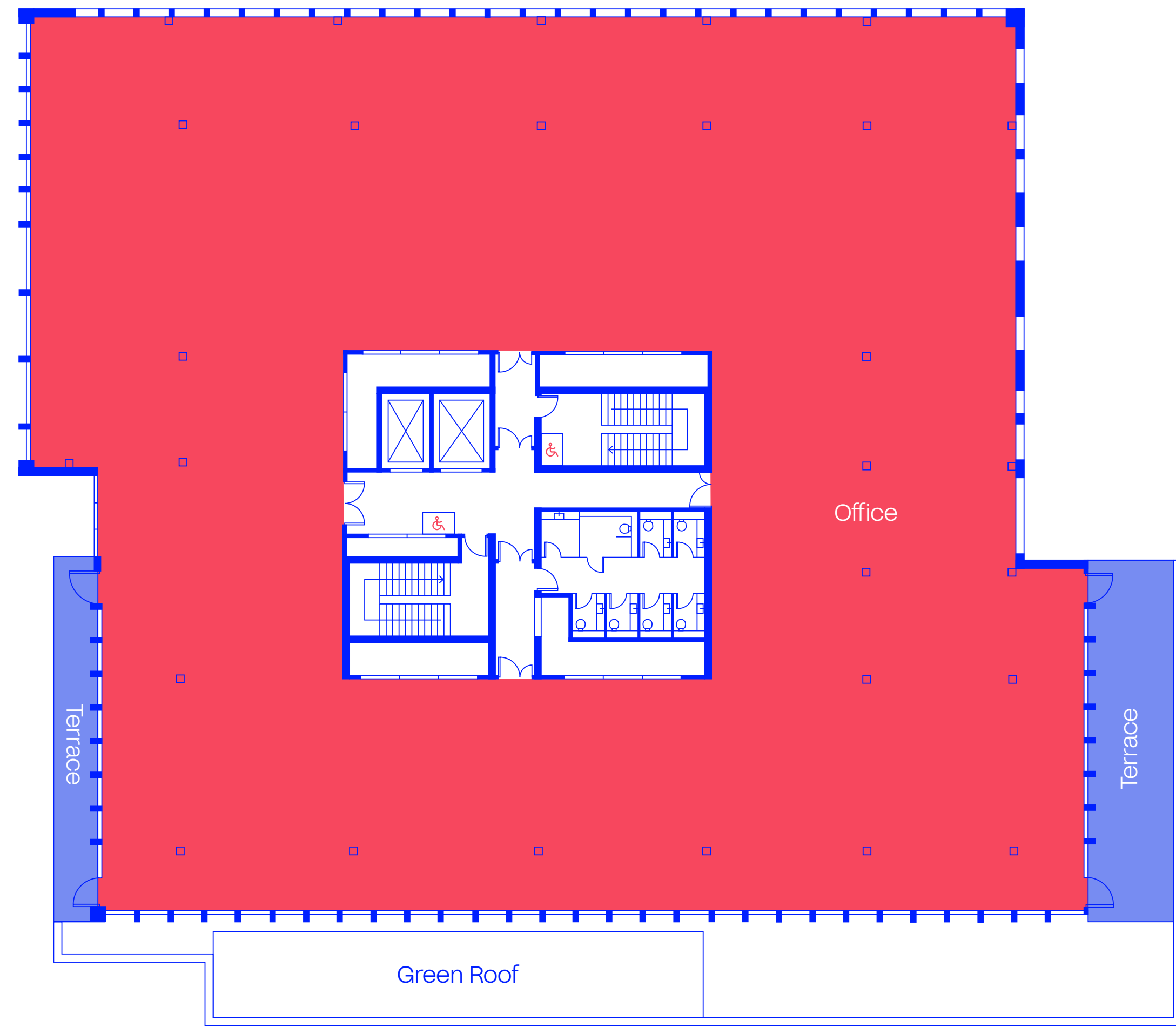


Plan not to scale.. For indicative purposes only.

### 3rd floor

Offices  
14,768 sq ft

Terraces  
753 sq ft

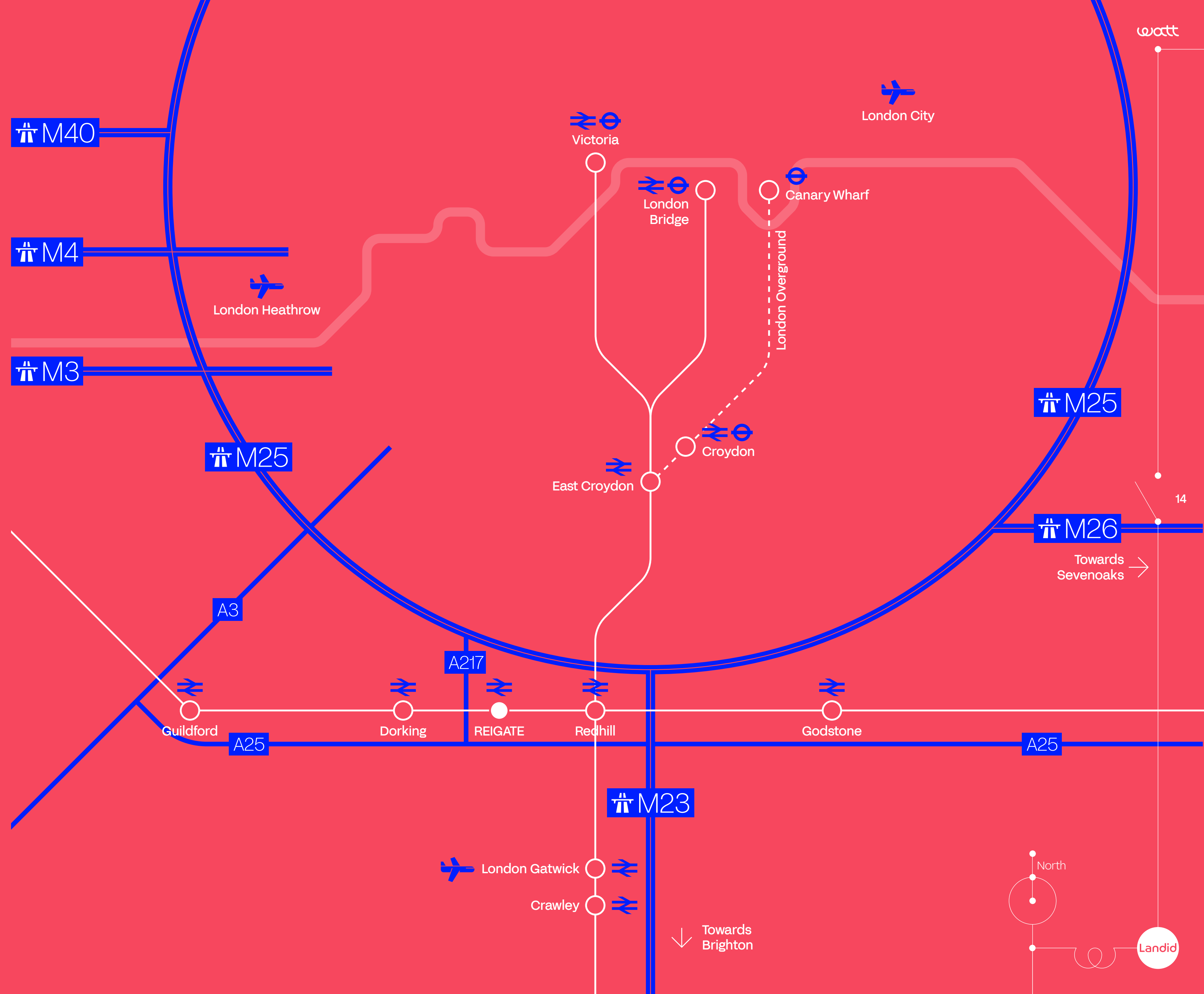


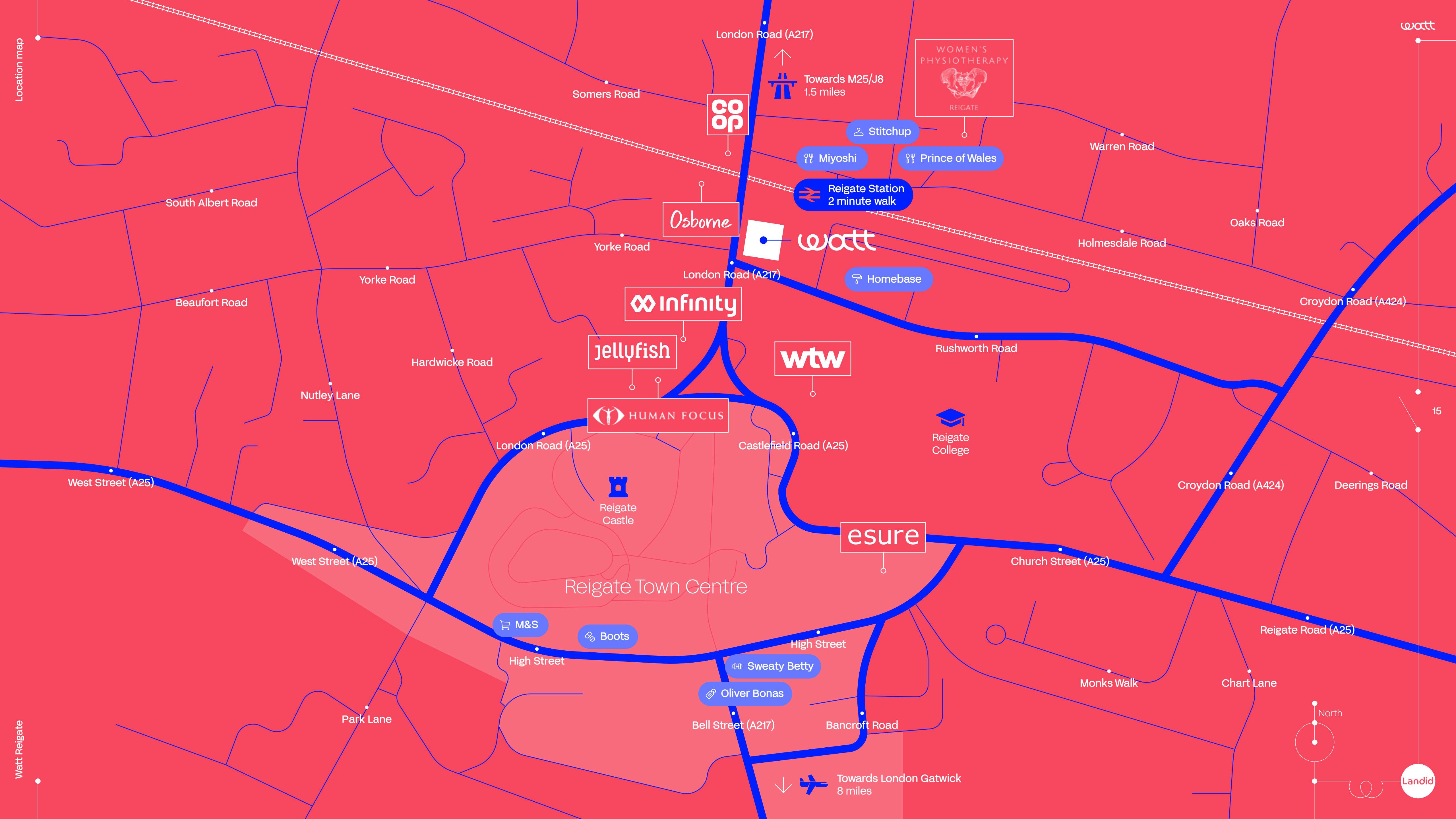
Plan not to scale.. For indicative purposes only.

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 Watt Three Words  
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By Road	miles	mins
Redhill	1.5	4
M25 J8	2.5	6
London Gatwick	8	12
Crawley	10	22
Croydon	15	38
Central London	27	55
London Heathrow	29	35

By Rail	mins
Redhill	4
London Gatwick	16
Guildford	23
London Bridge	40
Victoria	45
Reading	60



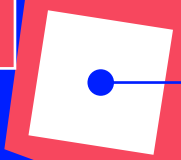
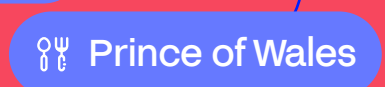


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Location map



Towards M25/J8  
1.5 miles



Towards London Gatwick  
8 miles



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# Delivery timeline

## Workstreams

Landid

- Agree 106
- RIBA Stage 3
- Negotiate demolition contract
- Negotiate construction contract

- Negotiate commercial terms
- Finalise specification and build
- Legals

Present

Month 0

Month 6

Month 12

Month 18

Month 24

Month 30

● Sign AFL

Demolition (3 months)

Shell & core (18 months)

CAT A (3 months)

Fit out (4 months)

● Occupation



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A development by

Further information



landid.co.uk



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