

ONE
SPRINGFIELD
DRIVE

LEATHERHEAD KT22 7NL

WELCOME TO ONE SPRINGFIELD DRIVE.

Located within the secure, leafy surrounds of Leatherhead Office Park, Surrey, One Springfield Drive is a landmark office building providing 4 floors of contemporary, Grade A office space.

One Springfield Drive has been developed as a modern, flexible and collaborative environment where wellbeing, functionality and productivity are paramount.

Combining striking architecture, spacious breakout and meeting areas with exceptional connectivity, One Springfield Drive is a modern space where organisations and people can thrive.



ENVIRONMENT

BE AT ONE WITH YOUR ENVIRONMENT



The historic market town of Leatherhead is an idyllic backdrop for businesses. It is the gateway to the breathtaking surrounds of the Surrey Hills, an Area of Outstanding Natural Beauty. It is also a hub with exceptional national and international transport links and a thriving town centre.

The setting for One Springfield Drive is Leatherhead's pre-eminent business park set in tranquil countryside. This provides the ideal place for a harmonious work / life balance. Historic parks, riverside walks, cycle paths, golf courses and beautiful scenery provide the perfect environment in which your employees can thrive.

BE AT ONE WITH INTERNATIONAL COMMERCE

JOURNEY TIMES

In minutes by train and car



	Train	Car
Leatherhead Train Station	-	3
Leatherhead Town Centre	-	4
London Gatwick	41	23
London Heathrow	-	28
M25	-	8
Guildford	22	26
Croydon	30	35
London Waterloo	44	-
Clapham Junction	34	-



One Springfield Drive is just a short walk from Leatherhead rail station and is served by numerous national and international transport links.

Conveniently situated between London's Heathrow and Gatwick Airports, Leatherhead boasts excellent connectivity with both the UK and international business destinations.

Leatherhead is less than 20 miles from central London. Its numerous road, rail and air links ensure UK, European and global markets are easily accessible.

BE AT ONE WITH YOUR NEIGHBOURS

Leatherhead is a thriving town, centrally located within the Greater South East region; a region often described as “the powerhouse for the rest of the UK economy”.

Home to around 750,000 businesses and 16 universities; this outstanding business environment is the single largest contributor to the UK economy and the number one location in the UK for Foreign Direct Investment.

The area surrounding One Springfield Drive is a prosperous commercial hub with a well-established business community and home to many national and global corporations including Unilever, Hyundai, KBR and CGI Group.

At One Springfield Drive, you'll be in very good company.



For Illustration Purposes Only.

- | | | | |
|--|-----------------------|----------------------|-----------|
| 1 Unilever | 5 Cobham Technologies | 10 MNOPF | 15 Aviva |
| 2 CGI Group | 6 Wates Group | 11 IRESS | 16 Regus |
| 3 KBR | 7 Train Station | 12 Police Federation | 17 Harsco |
| 4 New Surrey Police HQ
(In Planning/Under construction) | 8 Town Centre | 13 Hyundai | |
| | 9 Rawlinson & Hunter | 14 Zoetis | |



SURROUNDINGS

BE AT ONE
WITH YOUR
SURROUNDINGS

One Springfield Drive has been designed to sit in harmony with its scenic surroundings. Natural light floods the building through floor to ceiling windows and the terraces offer views of the North Downs and surrounding scenery. It is an idyllic setting for a thriving business.

PRODUCTIVE

BE PRODUCTIVE

Striking the perfect balance between office and home working, One Springfield Drive is not just a building. It is a network of virtual and physical space providing flexible and on-demand places to work, collaborate and think.

The superfast 1GB fibre connection means employees are able to be productive anywhere, not just at the office. In situ, the comfortable breakout areas are a great place to concentrate, collaborate, unwind and recharge the batteries of a phone, laptop or your own energy levels.

Whilst the building provides 24/7 secure access, the cutting edge technology within the building can be harnessed to evolve new workplace strategies at any time. Designed to support round-the-clock on-site activity and virtual working, One Springfield Drive is ready for anything: now and in the future.





CONNECTED

BE CONNECTED

Communication underpins the success of any business. Flexibility and the choice to work from anywhere is accelerating. With video conferencing, mobile broadband, plug and play technology and superfast internet connectivity, One Springfield Drive is configured for on-site and remote collaboration.

The spacious, contemporary breakout and meeting area is a flexible space characterised by decorative copper and charred timber accents. Its luxurious booths, lounge chairs and breakfast bar are the perfect place to relax, or conduct an informal meeting.

Whether it is a chat over a cup of coffee, a board meeting in the privacy of the state-of-the-art meeting room or a virtual conference, One Springfield Drive really brings people together.

SPECIFICATION

One Springfield Drive has been developed to meet both BCO and BREEAM standards ensuring that it is fit for modern office occupation. Green buildings are proven to reduce staff sickness and assist in creating a productive working environment. The space provides flexibility to ensure it is future proofed for the constantly evolving occupier's needs.

The building is developed to a high specification throughout with 4 office floors that can be sub-divided to meet tenant requirements. One Springfield Drive features state-of-the-art LED lighting, a majestic steel ribbon staircase and floor-to-ceiling windows and terraces offering spectacular views of the surrounding countryside.

Excellent views and natural light have been proven to increase staff wellbeing, reduce stress and absenteeism and heighten work focus. Cycle racks, lockers and plentiful shower facilities are also offered to promote exercise and a sustainable transport strategy. It means the building is not only stylish, it provides an atmosphere in which staff efficiency and wellbeing is enhanced and can be considered a workplace of the future.

Designed to EPC B and BREEAM "very good" standards

Designed to 1:8 sq m occupational density

Superfast fibre optic internet connectivity

New VRF 3 pipe heat recovery air conditioning

Car parking ratio of 1:298 sq. ft.

2 x roof terraces

Programmable, pixelated feature lighting wall

Large, fully equipped conference room

Spacious, contemporary breakout area

Male & female showers on all floors

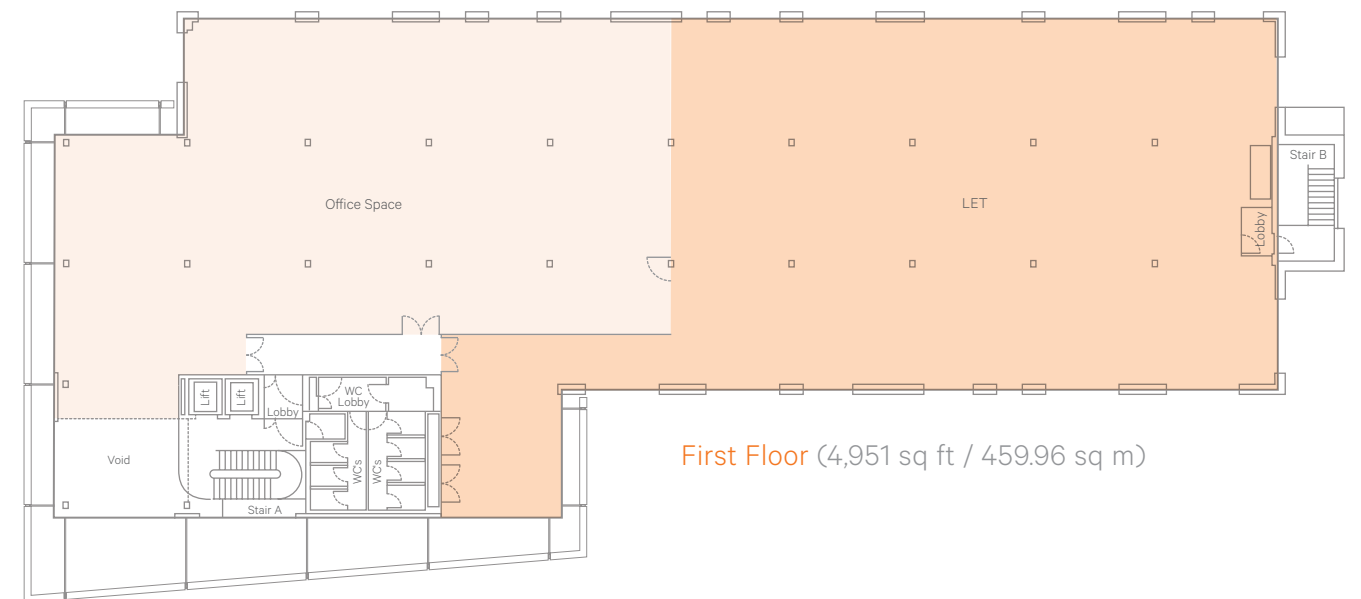
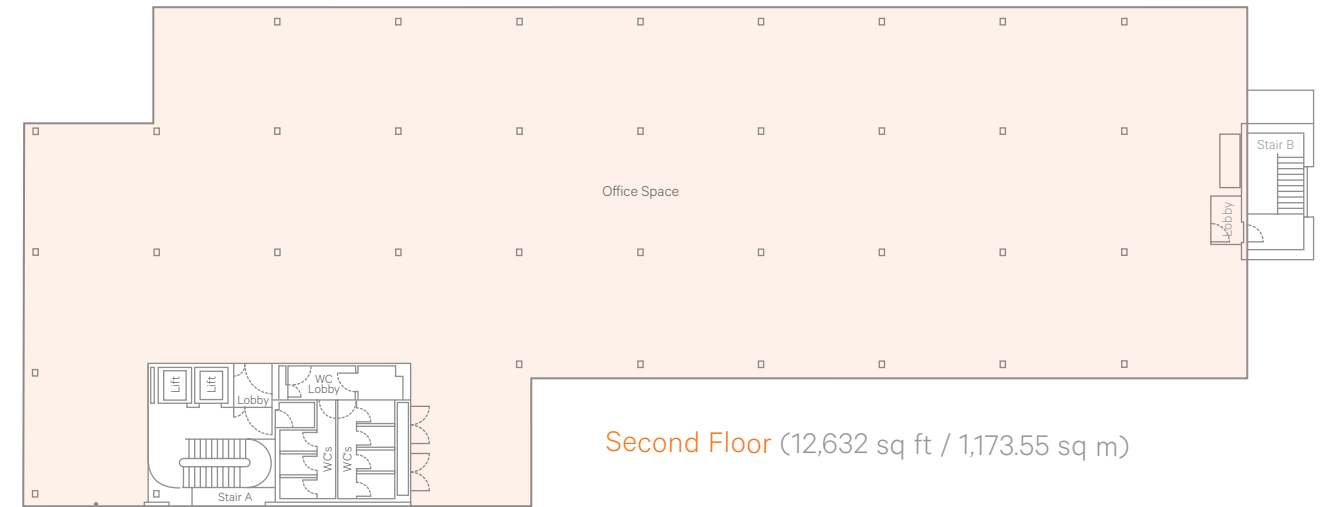
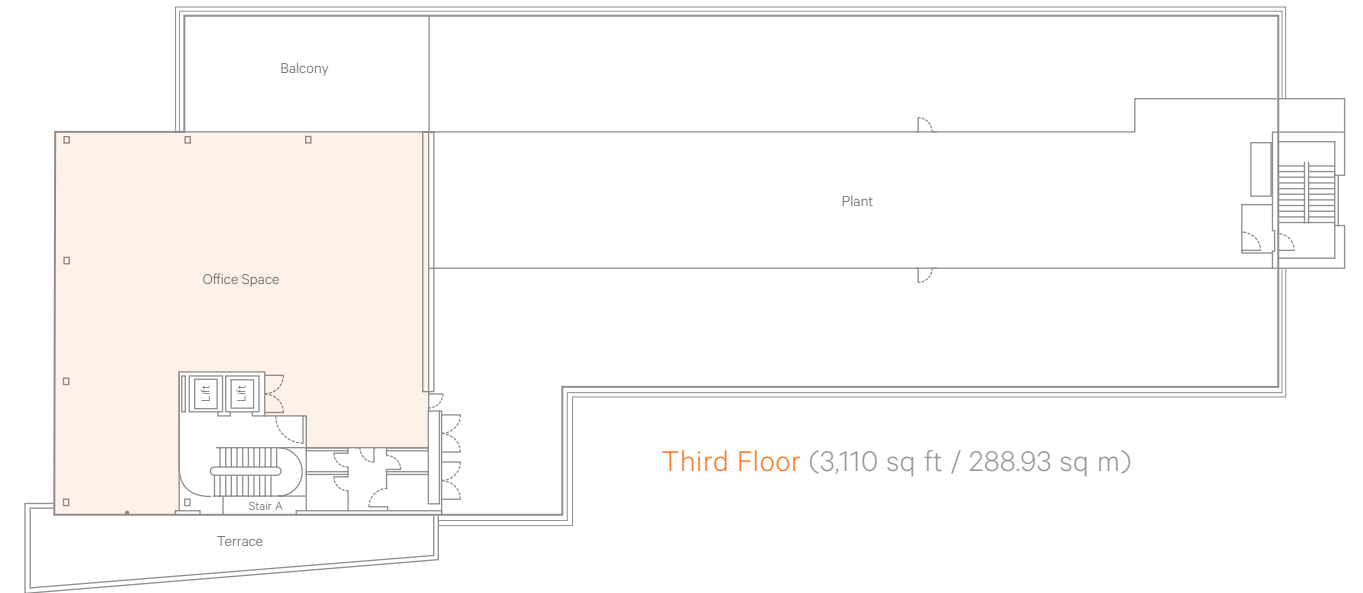
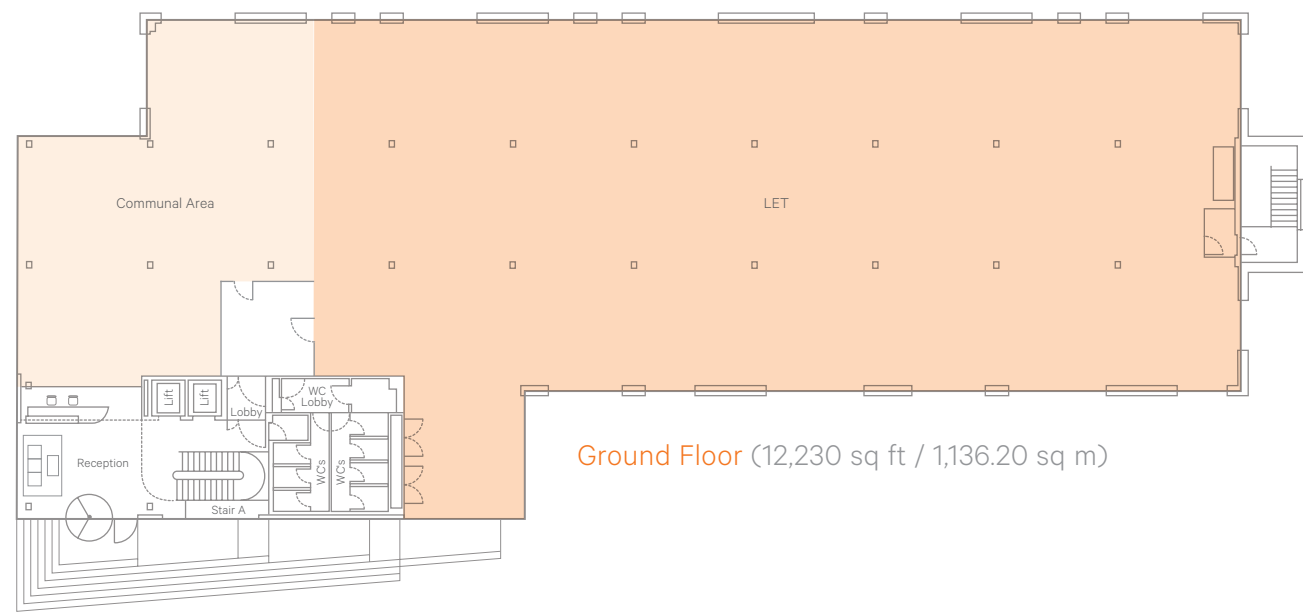
36 cycle racks & lockers

Situated in the secure Leatherhead Office Park



FLOOR PLANS

FLOOR SPACE	AREA (sq ft) IPMS 3	AREA (sq m) IPMS 3	STATUS
Ground Floor	—	—	LET
First Floor Right	—	—	LET
First Floor Left	4,951	459.96	Available Immediately
Second Floor	12,632	1,173.55	Available Immediately
Third Floor	3,110	288.93	Available Immediately
TOTAL SPACE AVAILABLE	20,693	1,922.44	Available Immediately

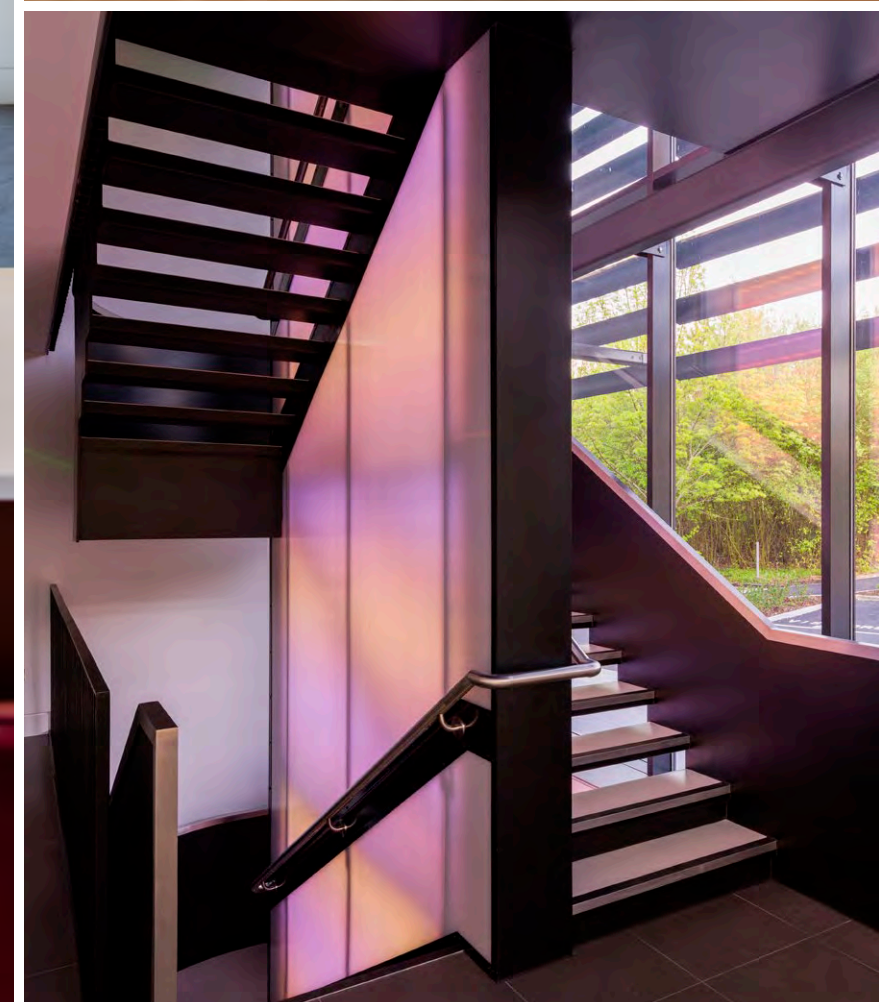
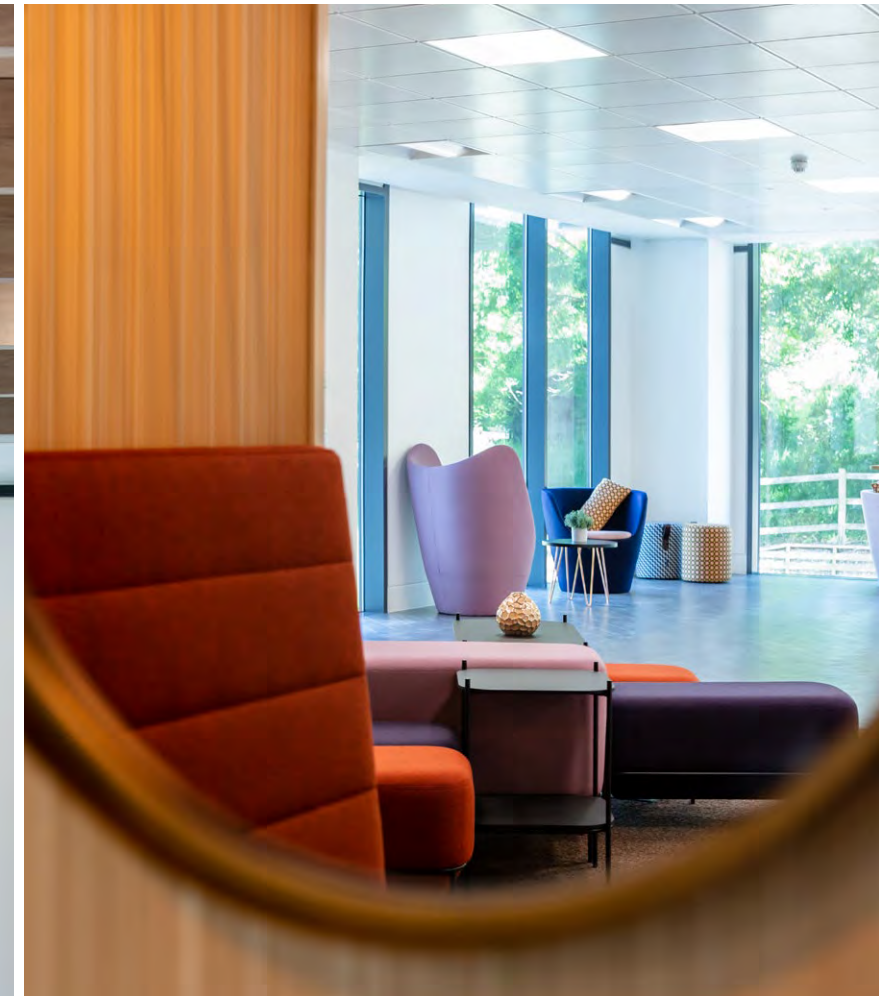


ENLIGHTENMENT

BE ENLIGHTENED

One Springfield Drive is not just an office building; it is an inspiring destination that can strengthen cultural connection, learning and bonding between people as well as boost staff productivity and wellbeing.

Light is integral to the design of One Springfield Drive. With interiors flooded with natural light, sun terraces offering panoramic views, or the programmable light wall that allows a company's brand to shine. One Springfield Drive is an enlightened choice for businesses.



BE AT ONE SPRINGFIELD DRIVE.



FOR FURTHER INFORMATION, PLEASE CONTACT:

Nic Pocknall

Telephone: 01372 360190
Mobile: 07770 416219
Email: nic.pocknall@hurstwarne.co.uk

Toby Lumsden

Telephone: 0207 629 5456
Mobile: 07796 444 379
Email: tobylumsden@brayfoxsmith.com

Will Gelder

Telephone: 01737 852222
Mobile: 07917 569 111
Email: will.gelder@hurstwarne.co.uk

James Shillabeer

Telephone: 0203 362 4351
Mobile: 07824 663 594
Email: jameshillabeer@brayfoxsmith.com



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PROPERTIES

Whilst the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy. These particulars are set out and intended as a general outline for guidance purposes only and do not form part of an offer or contract. Interested parties should satisfy themselves as to the accuracy of the floor areas, tenancy details etc. The property is offered subject to contract.