

BETTER
LIVE
BETTER
WORK

LARKSFIELD PLACE

Horsham



45,000 sq ft to 230,000 sq ft of flex-to-fit workspace, a new destination in Horsham.

WELCOME TO LARKSFIELD PLACE

Larksfield Place can be exactly what you want it to be. Whether it is state of the art Net Zero Carbon buildings that harvest rainwater and employ solar power, or a bio-diverse environment promoting wellbeing in your staff, we are here to listen to your needs and deliver the specification that is exactly right for your business.

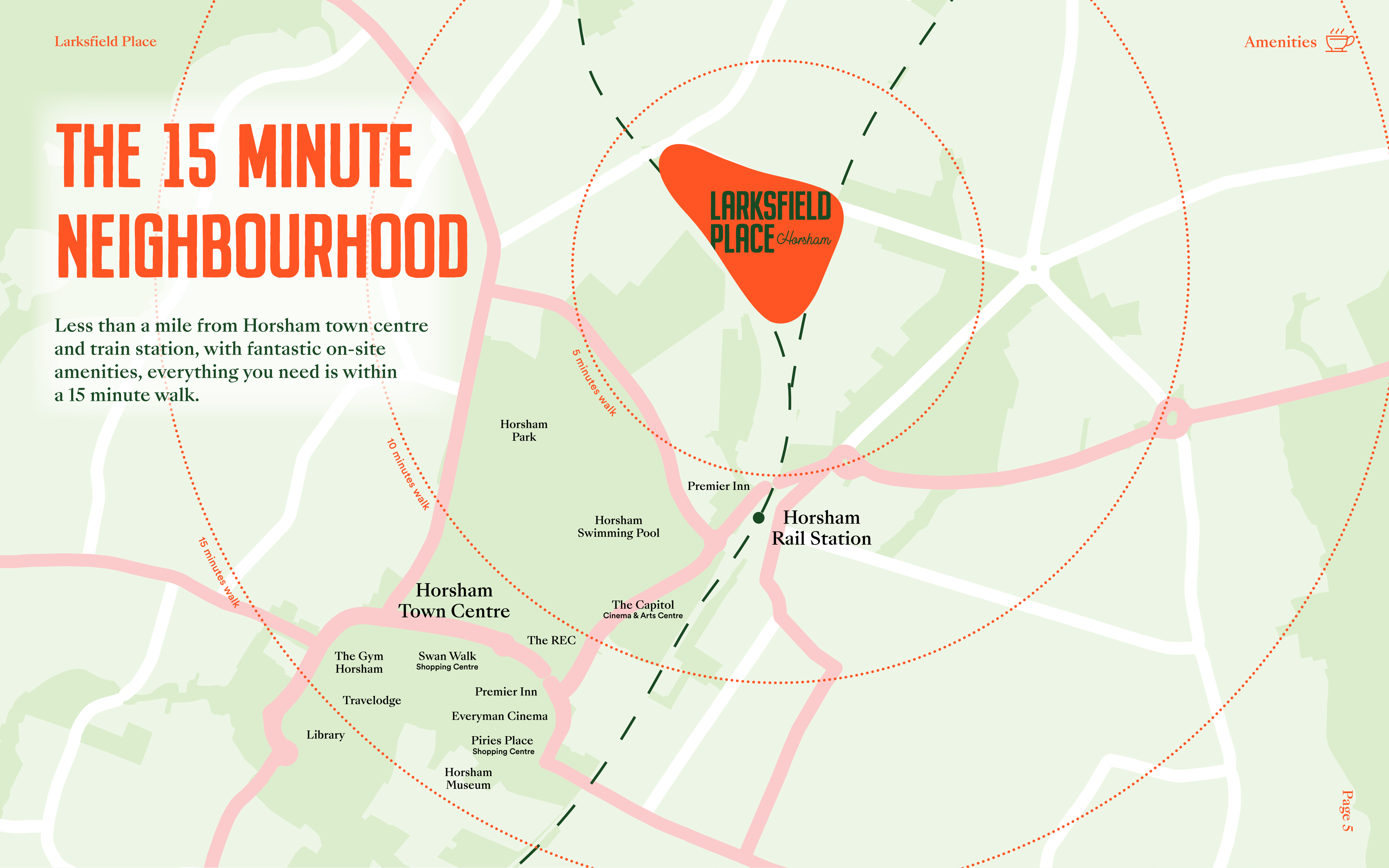











THE 15 MINUTE NEIGHBOURHOOD

Less than a mile from Horsham town centre and train station, with fantastic on-site amenities, everything you need is within a 15 minute walk.



WORK BETTER, LIVE BETTER

- Vibrant amenities set in excess of 18 acres of curated green landscape
- Cafe, restaurant, shops
- Cycling/running tracks promoting active lifestyles
- Cutting edge innovation spaces encouraging social interaction and chance encounter
- Flexible indoor and outdoor collaborative workspaces create a new style of business community
- Public squares for pop up markets artisan food, crafts and music
- New water garden where people meet relax and collaborate
- Green transport infrastructure and dedicated parking for office staff.

-  Phase one residential
-  Phase two residential
-  Retail/restaurants/café
-  Offices
-  Multi-storey car park

↑
to Horsham town centre and station (15 mins walk)



Wimblehurst Road

18 ACRES OF CURATED GREEN SPACE

CUTTING-EDGE INNOVATIVE WORKSPACES

SATURDAY / 9AM - 1PM

DELIVERIES / USE NEXT ENTRANCE

CAFE, RESTAURANT, SHOPS

CYCLING, RUNNING, WALKING PATHS













EVENTS AND MEETING SPACES

RIGHT PLACE, RIGHT TIME

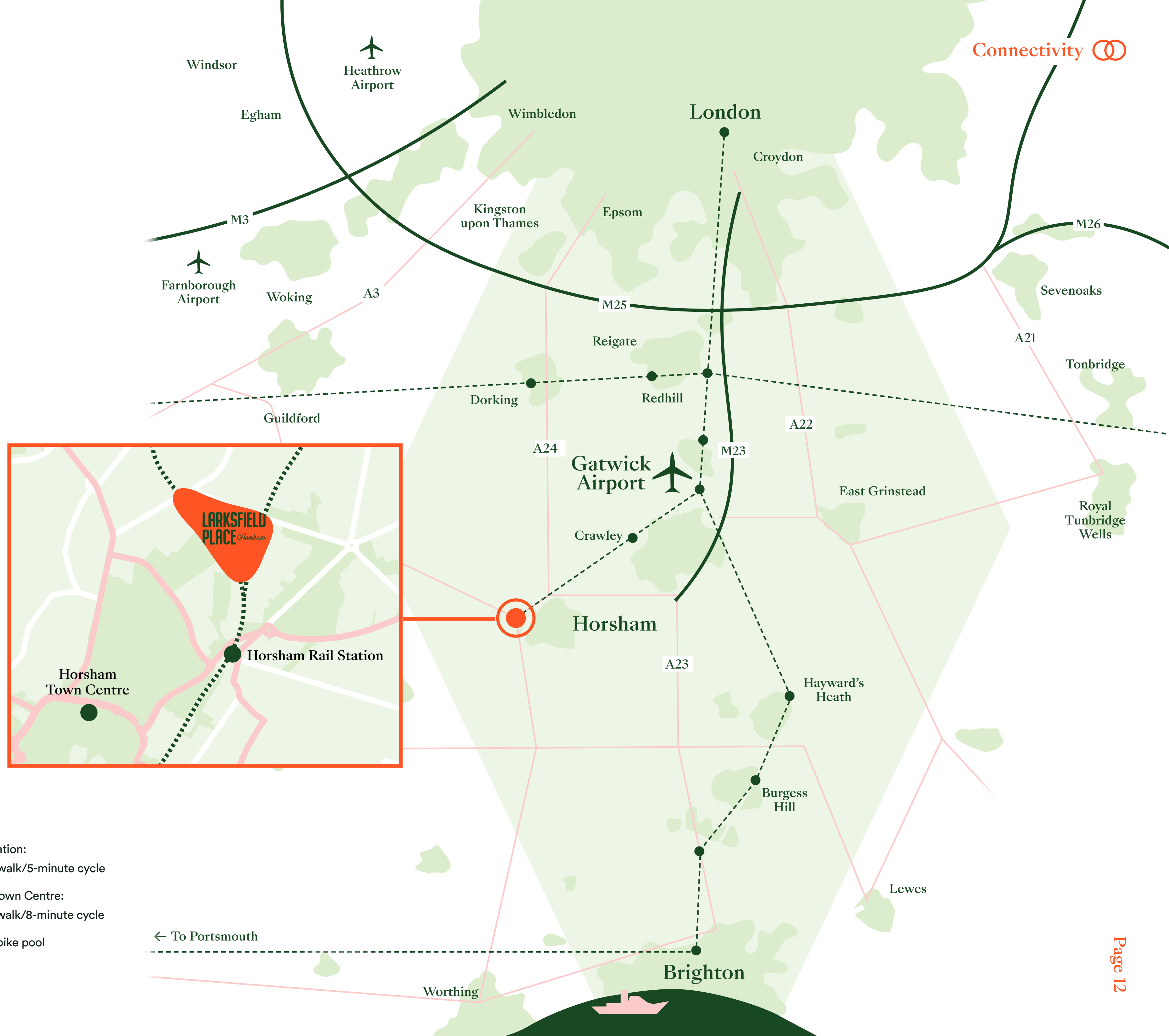
Horsham is the ideal place for forward-thinking business looking to embrace well-being and lifestyle change, and is located at the very heart of the Gatwick diamond.

- One of the highest qualified and productive labour markets in the UK
- One of the strongest regional economies, 16% more productive than the UK average
- UK headquarters of many global brands including ExxonMobil, Unilever, Nestle
- London Gatwick Airport has flights to more destinations than any other UK airport (2018 survey)
- 12 million people live within one hour's drive of the Gatwick Diamond.

Journey times:

		Road
		Rail
Horsham Rail Station		3 min
Horsham Town Centre		5 min
Crawley		14 min
		22 min
Gatwick Airport		18 min
		34 min
Brighton		35 min
		1h 05 min
London Victoria		1h 15 min
		1h 06 min

- Railway Station: 10-minute walk/5-minute cycle
- Horsham Town Centre: 15-minute walk/8-minute cycle
- Larksfield bike pool







LET'S SHARE THE VISION







We are offering a unique opportunity to provide exactly what your business needs by creating the ideal workspace in the perfect setting. When it comes to details we are all ears.



Sustainability

-  Towards net zero carbon in construction and in use, reducing running costs
-  Incorporating sustainable, natural materials and plants into the workspace
-  Mixed-mode ventilation, underfloor displacement ventilation
-  Utilising green roofs, sustainable drainage and raingardens
-  Targeting BREEAM Outstanding


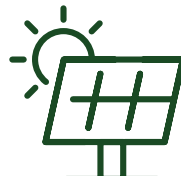

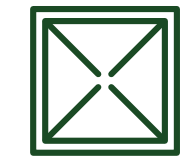

Quality of Space

-  Designed to maximise natural light
-  High quality changing and shower facilities
-  Typical 3m floor to soffit heights
-  6m x 9m structural grid
-  Accommodation stairs to encourage physical movement
-  Workplace density: 8m2 per person

Environment

-  Fluid architectural approach creates flexible indoor/outdoor work spaces for meetings and collaboration
-  Natural planting increases bio-diversity and wildlife
-  Highly productive flexible workspaces support collaboration and knowledge sharing
-  Ample on-site indoor cycle storage
-  Dedicated on-site EV vehicle charging provisions

Tailor-made

-  Collaborate with occupiers to meet a Net Zero Carbon future
-  Additional photovoltaic panels to cover on-site electrical demand
-  Openable windows
-  Hybrid structural frames and floors
-  Increase in the use of recycled building materials

WE ARE MUSE

Muse is one of the UK's leading names in mixed-use development and urban regeneration, with a range of major commercial and residential schemes across the country.

We deliver innovative places through collaboration, bringing together the best of the public and private sector to drive economic growth and social prosperity right into the heart of our communities.

With over 30 years' experience in delivering high-quality places and spaces where people can live, work and relax, means we're well placed in re-purposing areas to bring sustainable, transformational change to our towns and cities.

Eden, Salford

- 115,000 sq ft speculative office
- Target NEBARS rating of 5.5 stars
- Designed to meet the UKGBC NZC framework definition
- Operational energy targeting the UKGBC and LETI 2050 'Paris Proof' energy intensity targets
- Upfront embodied carbon performance of 650kgCO2/m2
- Enhanced insulation and air tightness values in line with passivhaus standard
- Targeting BREEAM Outstanding
- Fresh air rates of 2 litres per second / m²
- Europe's largest living wall providing a 174% net gain in bio-diversity



Merchant Gateway, Wakefield



Colwyn Bay



Time Square, Warrington



Talbot Gateway, Blackpool



THE TEAM

We have assembled a strong, experienced team of professionals to design and deliver the project.



Cartwright Pickard Architects

Architect & Master Planner



Curtins Consulting Engineers

Structural Engineer



Cudd Bentley

MEPH Engineer



Arcadis

Cost Manager



Cundalls

Sustainability Consultant



Churchman Thornhill Finch

Public Realm



Curtins Consulting Engineers

Highways



Nexus Planning

Planning



Gleeds

Project Manager



Vail Williams

Property Consultant

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