

# WEYBRIDGE



Bourne Business Park, 400  
Dashwood Lang Road, KT15  
2HJ



## OFFICE TO LET

**3,218 SQ FT**

- Fully fitted CAT A first floor offices
- BREEAM Excellent & EPC A
- Excellent car parking ratio of 1:200 sq.ft. including EV charging points
- Dedicated shuttle bus service to Weybridge Train Station
- On site cafe
- New gym and yoga facility on site
- Mix of open plan space, meeting rooms and breakout area

**Grade A office on well located Business Park with great amenities and excellent car parking ratio of 1:200 sq.ft**

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## Summary

<b>Available Size</b>	3,218 sq ft
<b>Rent</b>	£35.00 per sq ft
<b>Rates Payable</b>	£12.25 per sq ft Based on the current assessment of one floor being split.
<b>Service Charge</b>	£10.08 per sq ft
<b>EPC Rating</b>	A

## Description

400 Dashwood Lang Road is a modern, stylish building with a double height reception which provides great natural light. The available office is a first floor fitted suite with a high specification totaling 3,218 sq.ft and is available immediately. The space comprises a combination of high quality meeting rooms as well as open plan accommodation.

## Location

Bourne Business Park is a well known and successful destination for office occupier's and benefits from excellent transport connections via road, rail and air. The building is immediately to the east of Junction 11 of the M25 which provides quick access to a wider national network.

The well established Business Park is in a picturesque setting close to the River Wey and just a 15 minute walk into Weybridge Town Centre.

Trains run directly from Weybridge to London Waterloo with up to seven trains an hour, with the fastest service taking just 29 minutes. The station can be accessed via a shuttle bus service for occupiers. Furthermore, a short 10 minute walk away is Addlestone Train Station which provides services to Chertsey and Reading.

## Specification

- VRF Air conditioning
- 2x 13 person lift
- 38 parking spaces on a ratio of 1:200 sq.ft
- EV Charging Points
- Manned Reception
- Dedicated shuttle bus service to Weybridge Train Station
- On site cafe
- New gym and yoga facility on site

## Local Amenities

The onsite amenities include a café, a new gym & yoga facilities, as well as a dedicated shuttle bus service. Due to the location of the Business Park it sits between Addlestone and Weybridge Town Centres, giving access to a range of restaurants, cafes, shops and leisure facilities.

Bourne Business Park is also located in an area of outstanding beauty with woodlands, parks and rivers on its doorstep, which helps to aid employees wellbeing.



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