

BUILDING 3

THE HEIGHTS

WEYBRIDGE

24,326 SQ FT AVAILABLE

BEST IN CLASS OFFICE SPACE
NOW AVAILABLE



THE HEIGHTS

WEYBRIDGE

Introduction

The Area

The Campus

Specification

Building 3

Contact



11,767 to become available Q4 2023

24,326 sq ft Available

3

2

1

4

5



Weybridge's most prestigious and established office address



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Established

Established business park and district that is home to an array of blue chip occupiers.

Environment

Superb working environment that includes an on-site gym, café and beautifully landscaped grounds.

Amenities

Weybridge town centre, Brooklands Retail Park, Brooklands Hotel and Mercedes-Benz World, offering event and conference facilities, are on your doorstep.

Transport

Excellent connectivity including a dedicated bus service to Weybridge Station, Weybridge town centre and local retail park.



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A rich history, an exciting future

Sir Malcolm Campbell at Brooklands race track, driving the Campbell-Napier-Railton Blue Bird car in he which he broke the land speed record twice (1932).



Conveniently located close to Weybridge town centre and the amenities of the Brooklands Retail Park



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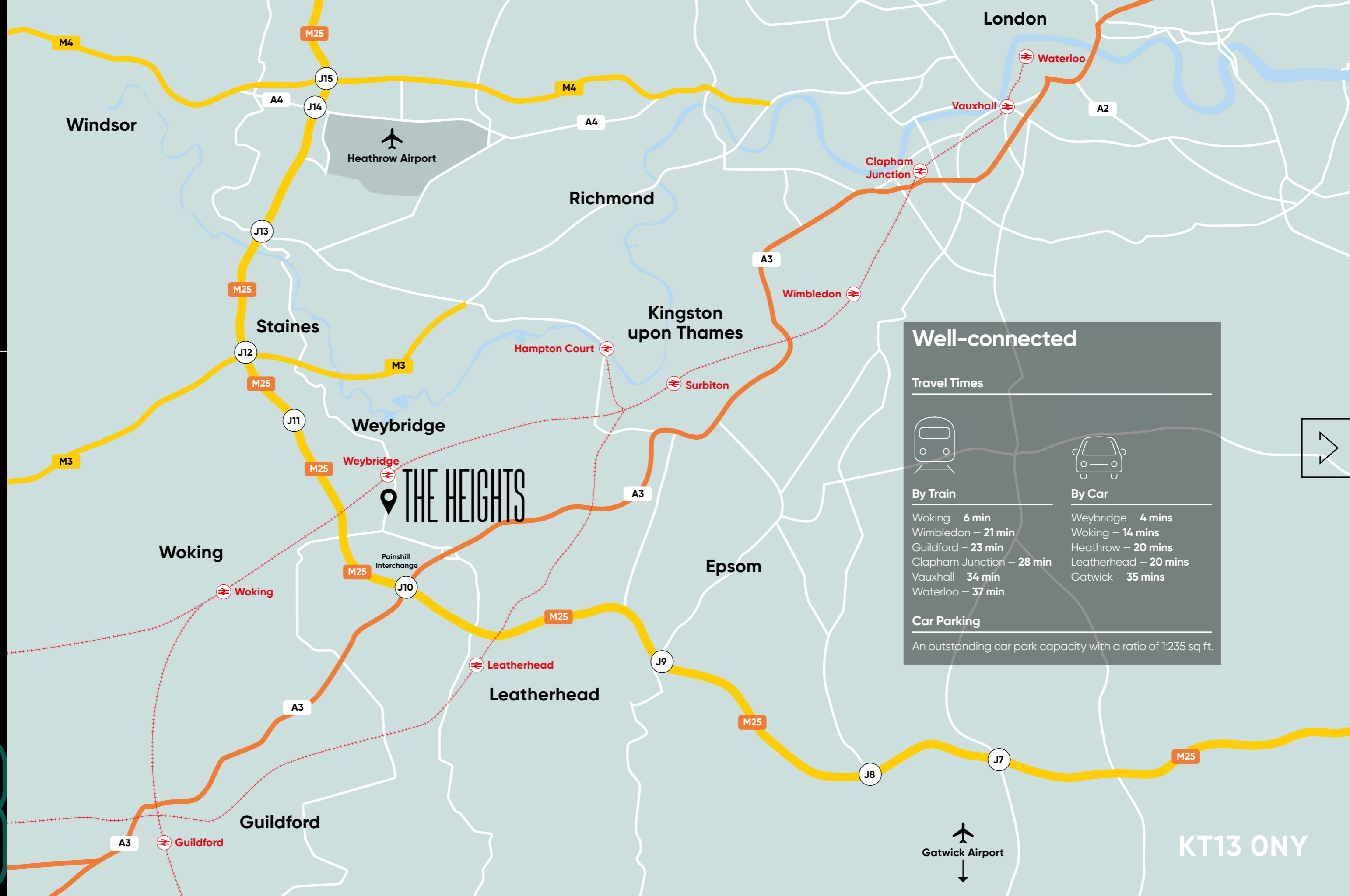
Map

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KT13 ONY

In exceptional company

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Wilmott Dixon

Daikin / Octopus EV /
Rakuten / Qualco



Alliance / Boots



Part Ground Floor 11,767 sq ft

Second floor 12,559 sq ft

AB Initio

Dentsply Sirona

11,733 to become available Q4 2023



PGS



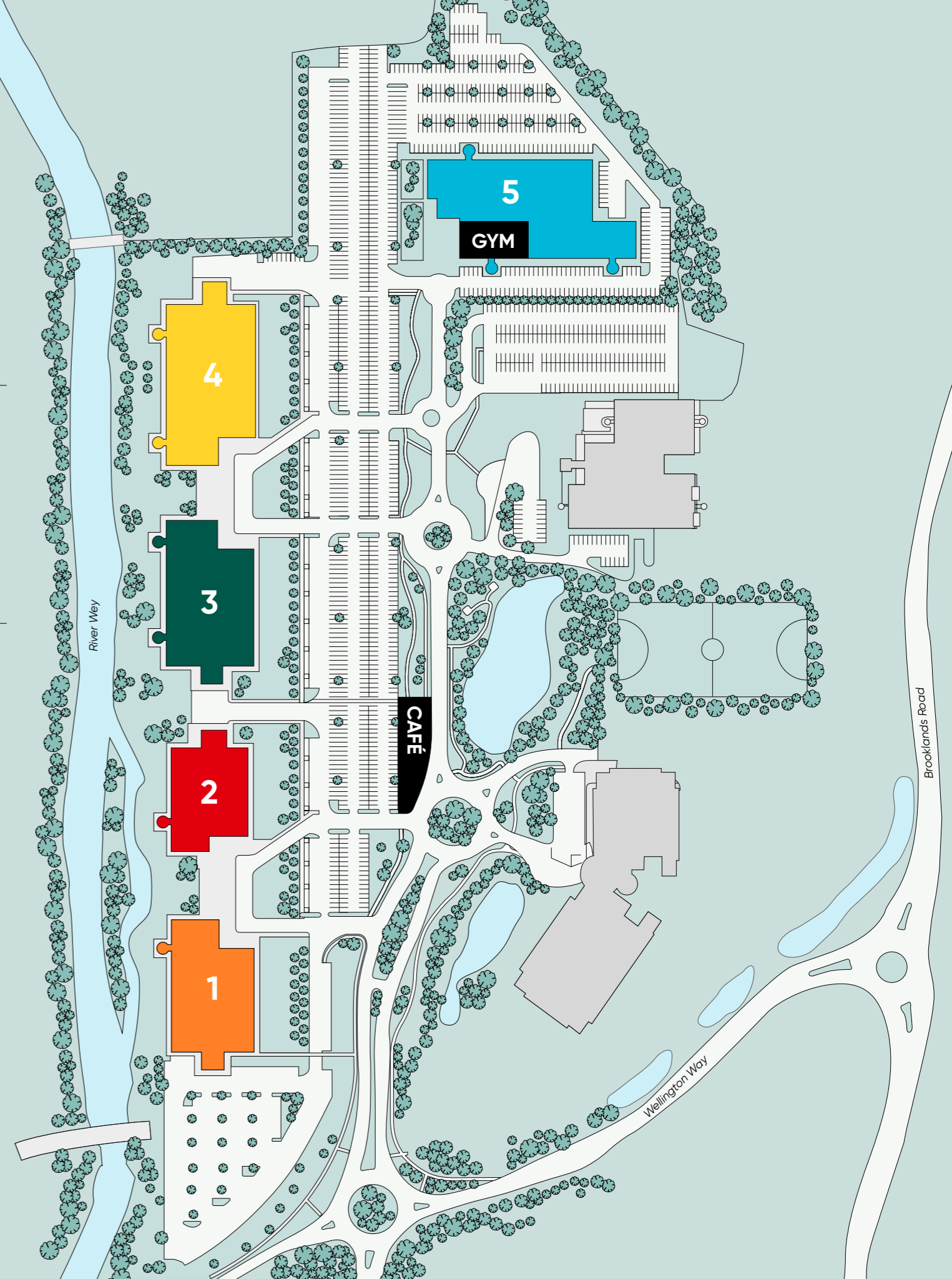
AXA

Dairycrest

Samsung / Yoooserv

Yoooserv / Mondi

Subject to final measurement



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On-site café with outdoor seating

A unique on-site café designed and built by Huf Haus offers a vibrant environment and central hub for lunch, coffees and informal meetings.

CGIs for indicative purposes



An eclectic calendar of events

The well-being and happiness of employees matters. The Heights offers a wide range of activities to ensure that people enjoy their work days.

A year-round calendar of events, an ever-changing array of street-food stalls and a dedicated outdoor amenity courtyard in Building 5 are just part of the evolving offer at The Heights.

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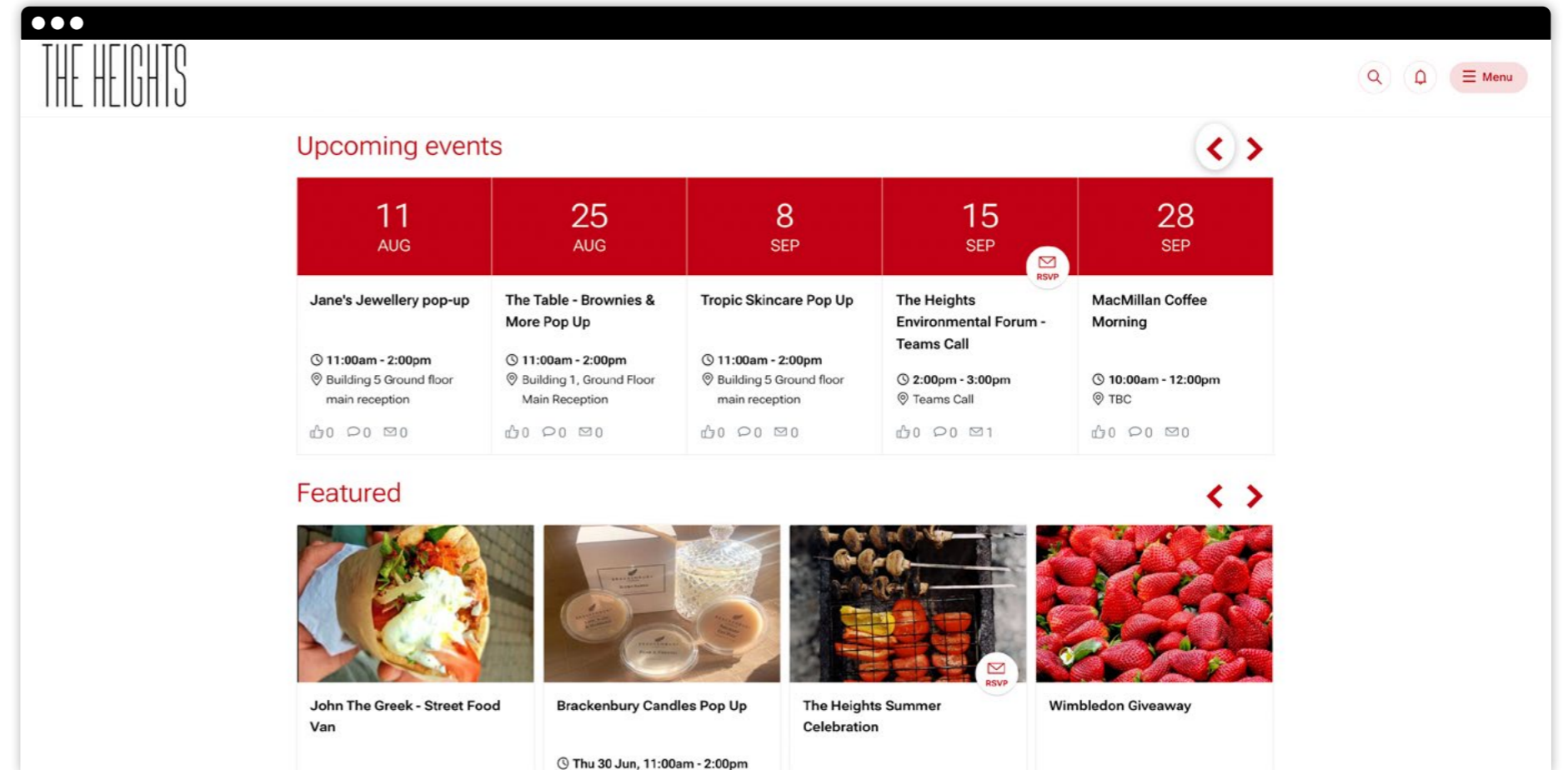
An evolving food offer

On top of the exceptional on-site café, The Heights boasts a broad range of vibrant street-food stalls. These change on a weekly basis and provide our tenants with flavours from all over the world.



The app

Keep up to date with everything going on at The Heights with our dedicated app. Book events, check out the latest amenity offers and discover what's happening at The Heights, all at the tip of your fingers.



Disclaimer: Example of events on the app



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Communal bar & gym

There is a communal bar and gym located in building 5 available to all occupiers on the park.

The bar and gym are run by YoooServ, a premium serviced office occupier and have been completed to an extremely high quality.

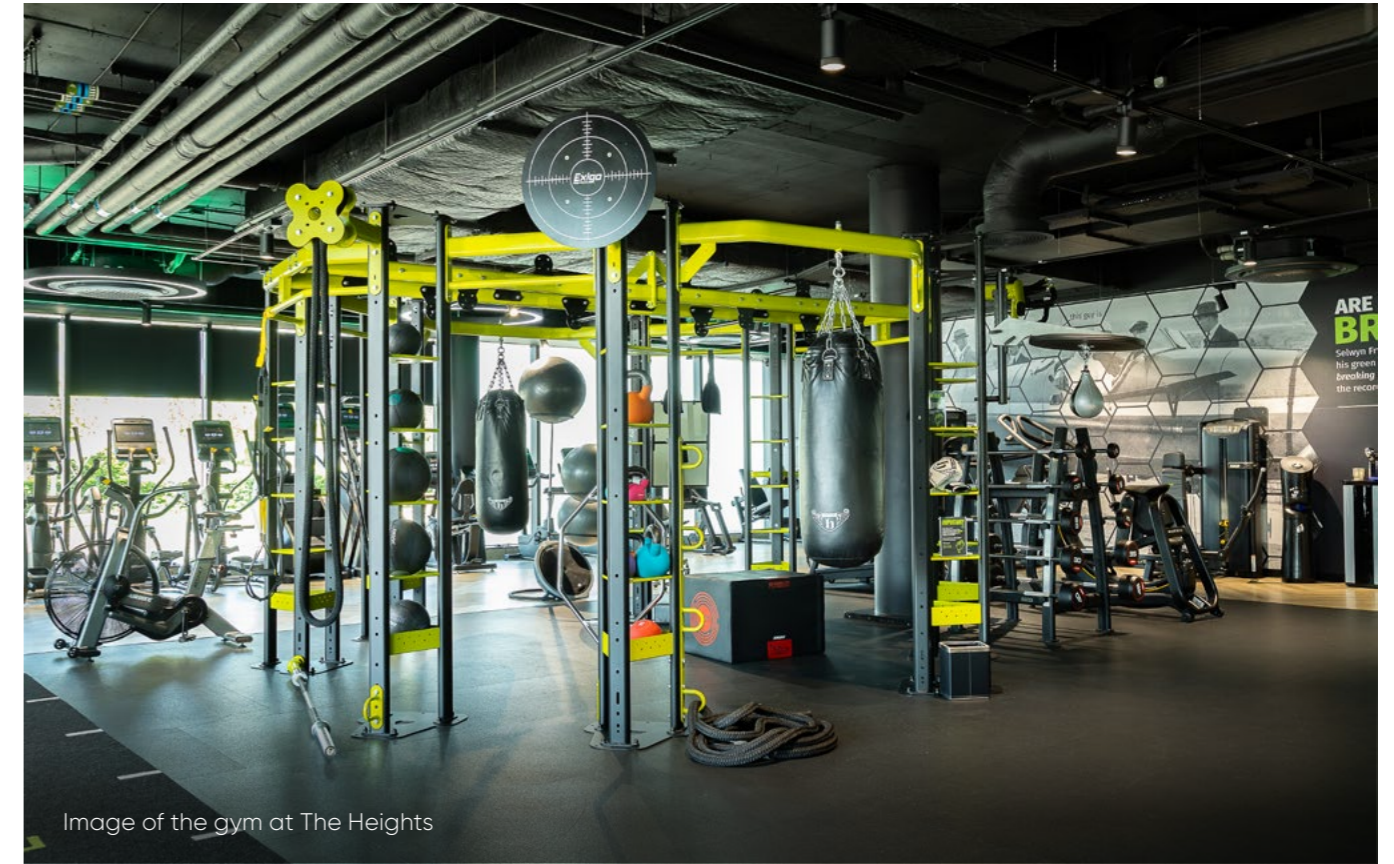


Image of the gym at The Heights



Image of the terrace at The Heights



Image of the bar in Building 5



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Communal roof terrace

Building 1 boasts a large, communal feature roof terrace to relax and unwind or to host private events for everyone on the park.





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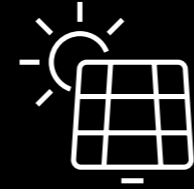
ESG Initiatives

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Parkwide ESG initiatives



All buildings are having PV panels installed to their roofs



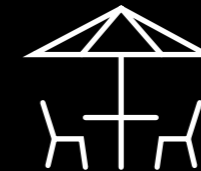
Electric vehicle charging points have been introduced throughout the estate



A fully equipped gym, as well as bar and coffee facilities, can be found in Building 5



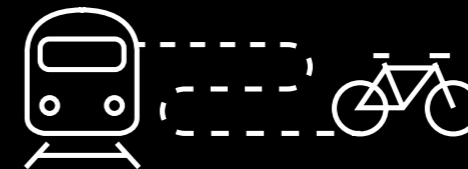
Gym and yoga sessions to be held outdoors on the grass when weather permits



Communal roof terraces to be installed in building 4 and available in building 1



A fully dressed external amenity courtyard



Free bikes for travel between a new dedicated route from Weybridge train station to The Heights



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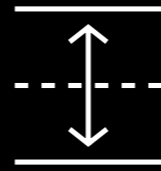
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Refurbished Grade
A office space



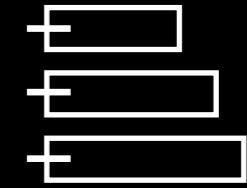
2.8m floor-to-
ceiling height



1,599 spaces under
Landlord Control at
a ratio of 1:218



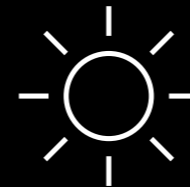
On-site
Park café



EPC Rating E –
will be upgraded
upon completion



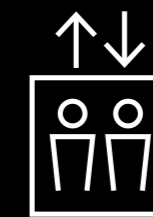
Efficient, flexible
floor space with
150mm raised floor



Floor to ceiling glazing
providing exceptional
natural light



New LED
lighting



2 x Passenger lifts
1 x goods lifts



Abundant on-site
cycle spaces & electric
bike charging



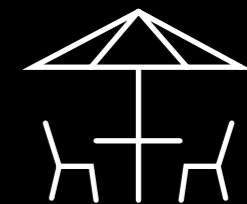
On site security and
building management



Free bike service
to train station



Extensive
landscaping



Communal roof
terraces in B1 & B4



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Gallery

Floor Plans

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- Gallery**
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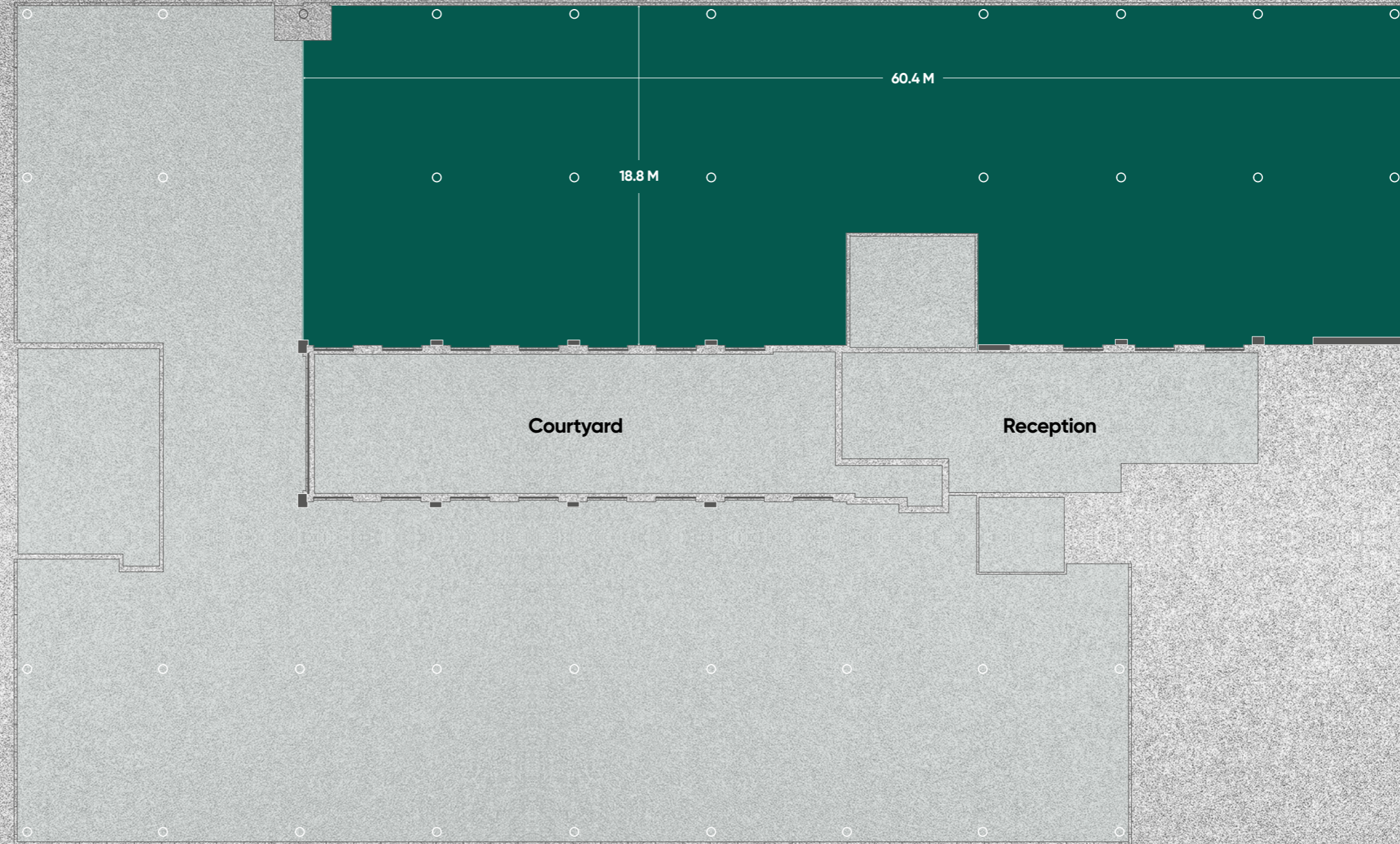
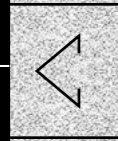
Flexible & bright floorspace available

Large floorplates with
full-height glazing providing
views across the park



Image of ground floor



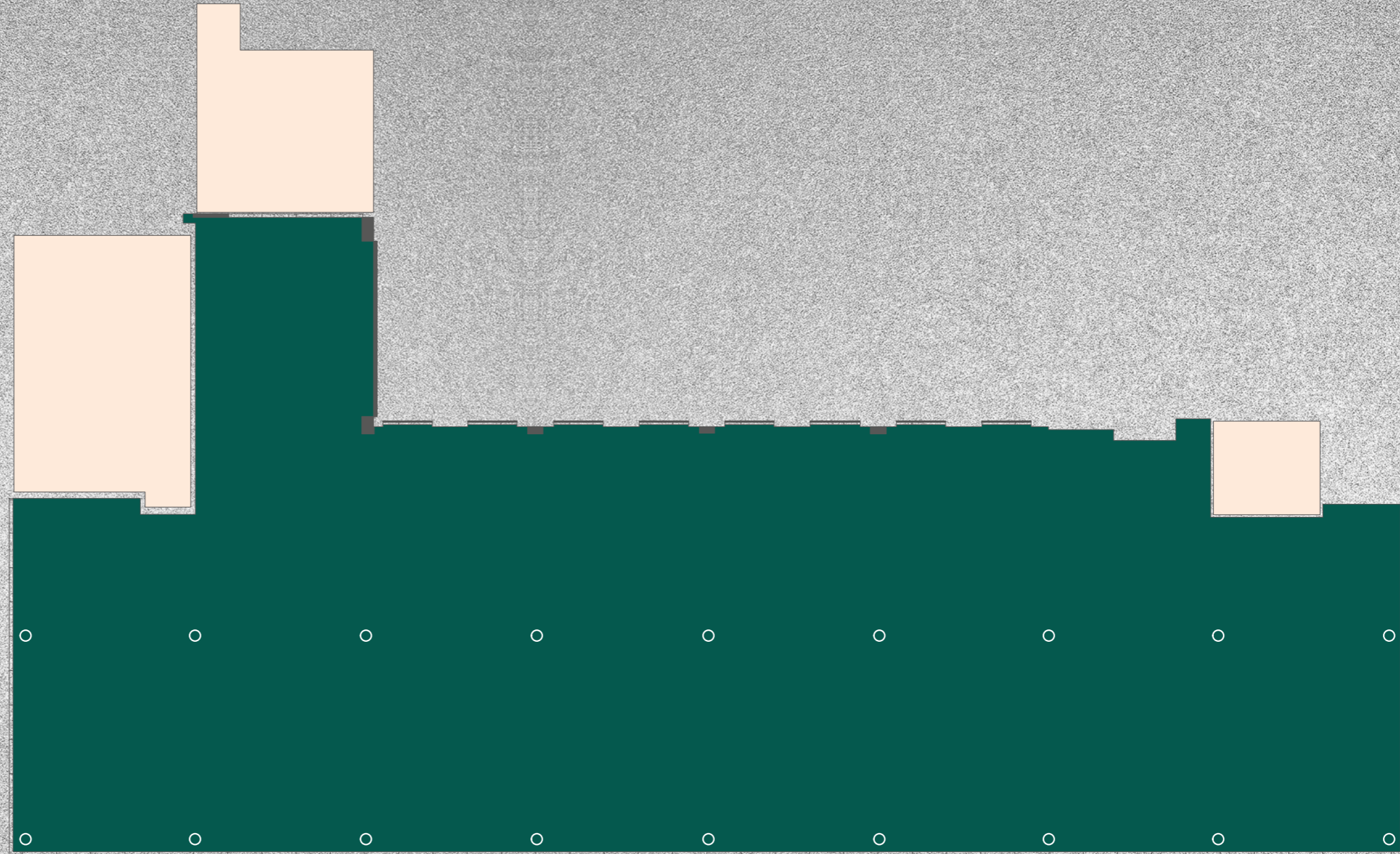
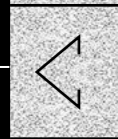


Part Ground Floor

Approximate floor area (IPMS 3)

11,767 sq ft / 1,093.2 sq m





Second Floor
Office Approximate floor area (IPMS 3)

12,559 sq ft / 1,225.9 sq m

Terrace

636 sq ft / 59.1 sq m



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Get in touch



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DISCLAIMER

The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor plans, tenancy details, etc. and whether the premises are fit for purpose before entering into a contract. Q4 2023.