

BUILDING 2

THE HEIGHTS

WEYBRIDGE

16,142 SQ FT AVAILABLE

BEST IN CLASS OFFICE SPACE
• NOW •
AVAILABLE



THE HEIGHTS

WEYBRIDGE

Introduction

The Area

The Campus

Specification

Building 2

Contact



16,142 sq ft
Available Now



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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Local Area

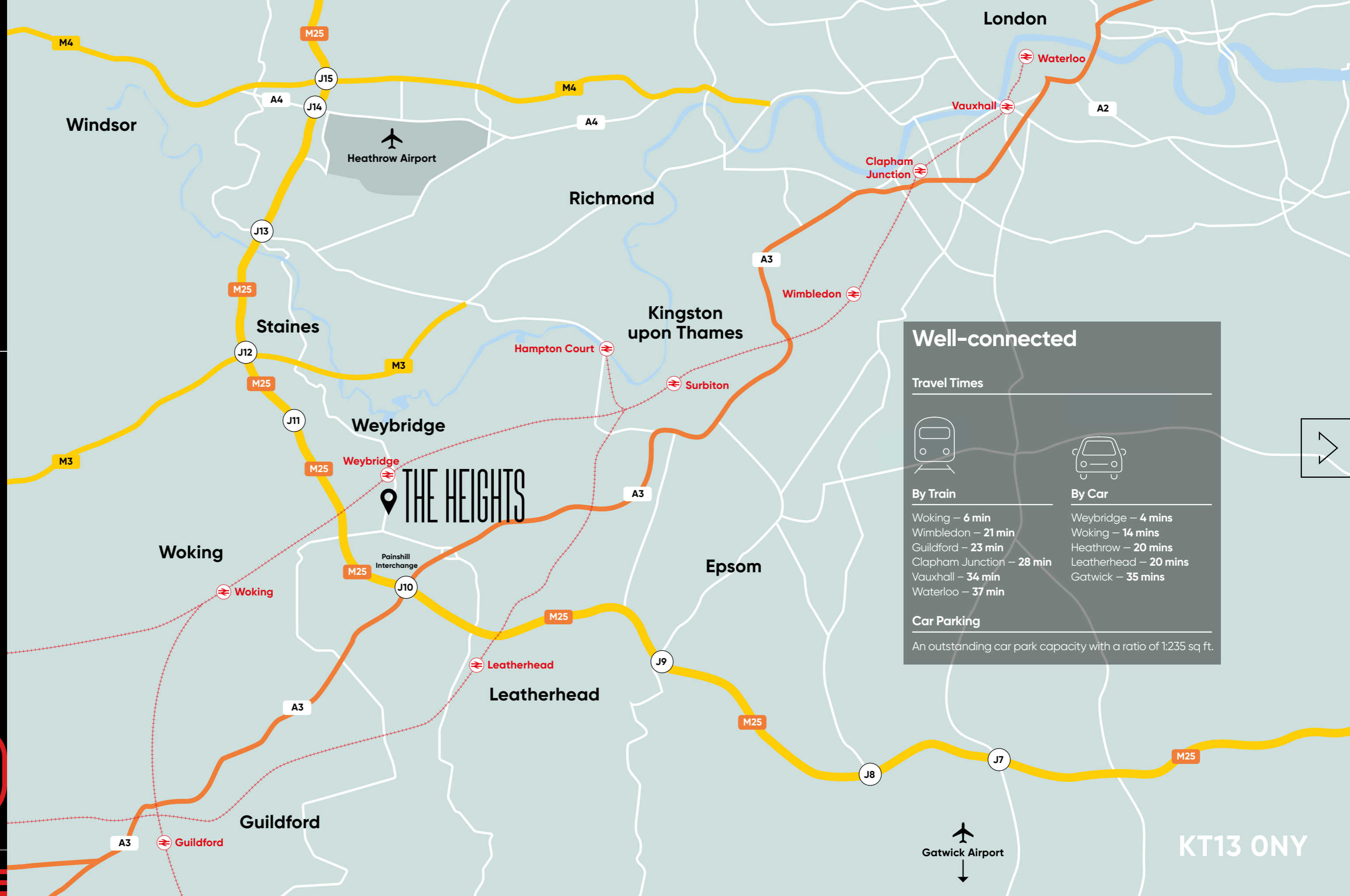
Map

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Well-connected

Travel Times

By Train	By Car
Woking – 6 min	Weybridge – 4 mins
Wimbledon – 21 min	Woking – 14 mins
Guildford – 23 min	Heathrow – 20 mins
Clapham Junction – 28 min	Leatherhead – 20 mins
Vauxhall – 34 min	Gatwick – 35 mins
Waterloo – 37 min	

Car Parking

An outstanding car park capacity with a ratio of 1:235 sq ft.



KT13 ONY

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In exceptional company

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Wilmott Dixon

Daikin / Octopus EV /
Rakuten / Qualco



Ground Floor 16,142 sq ft

Alliance / Boots



AB Initio

Dentsply Sirona



PGS



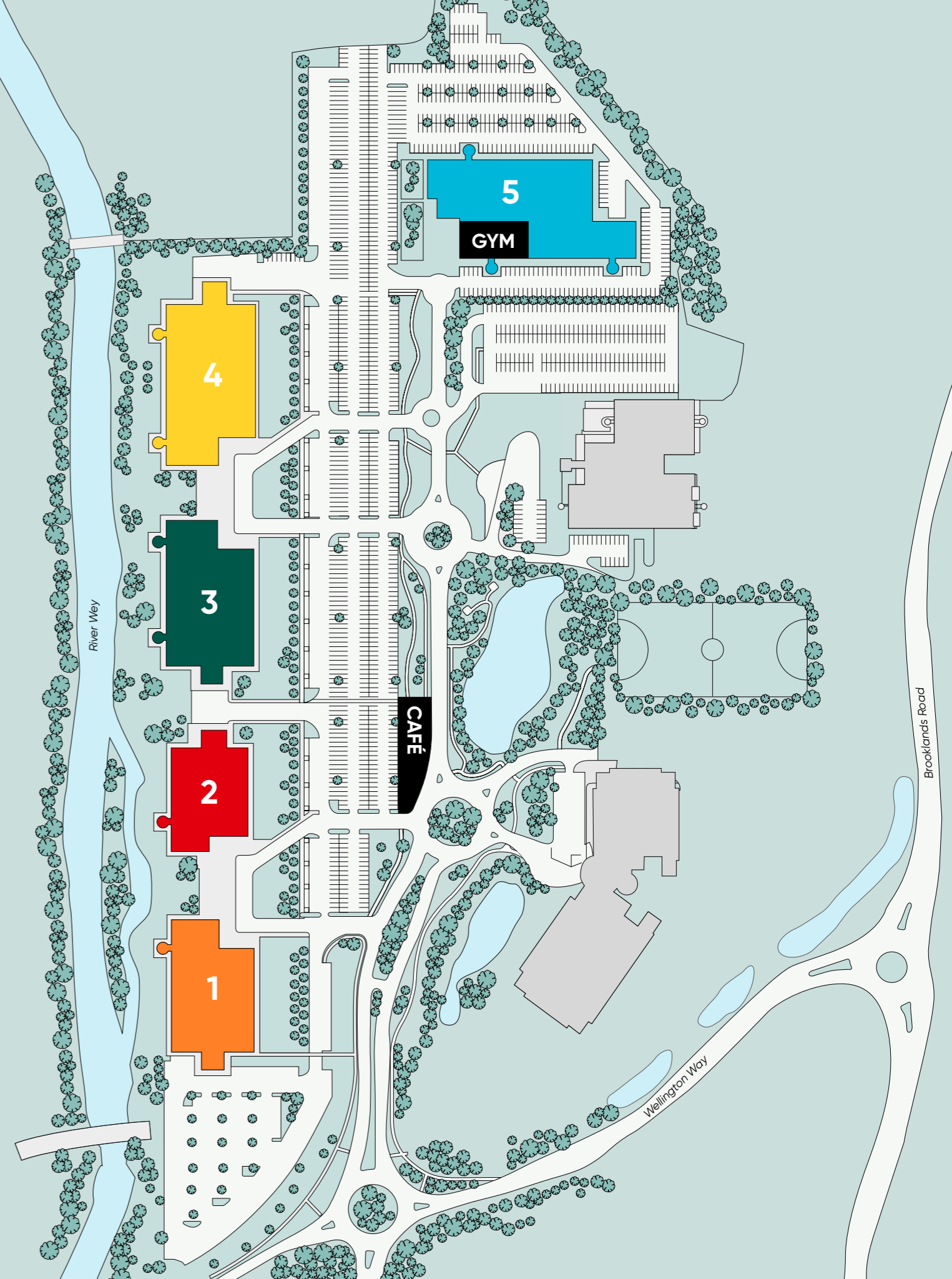
AXA

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.

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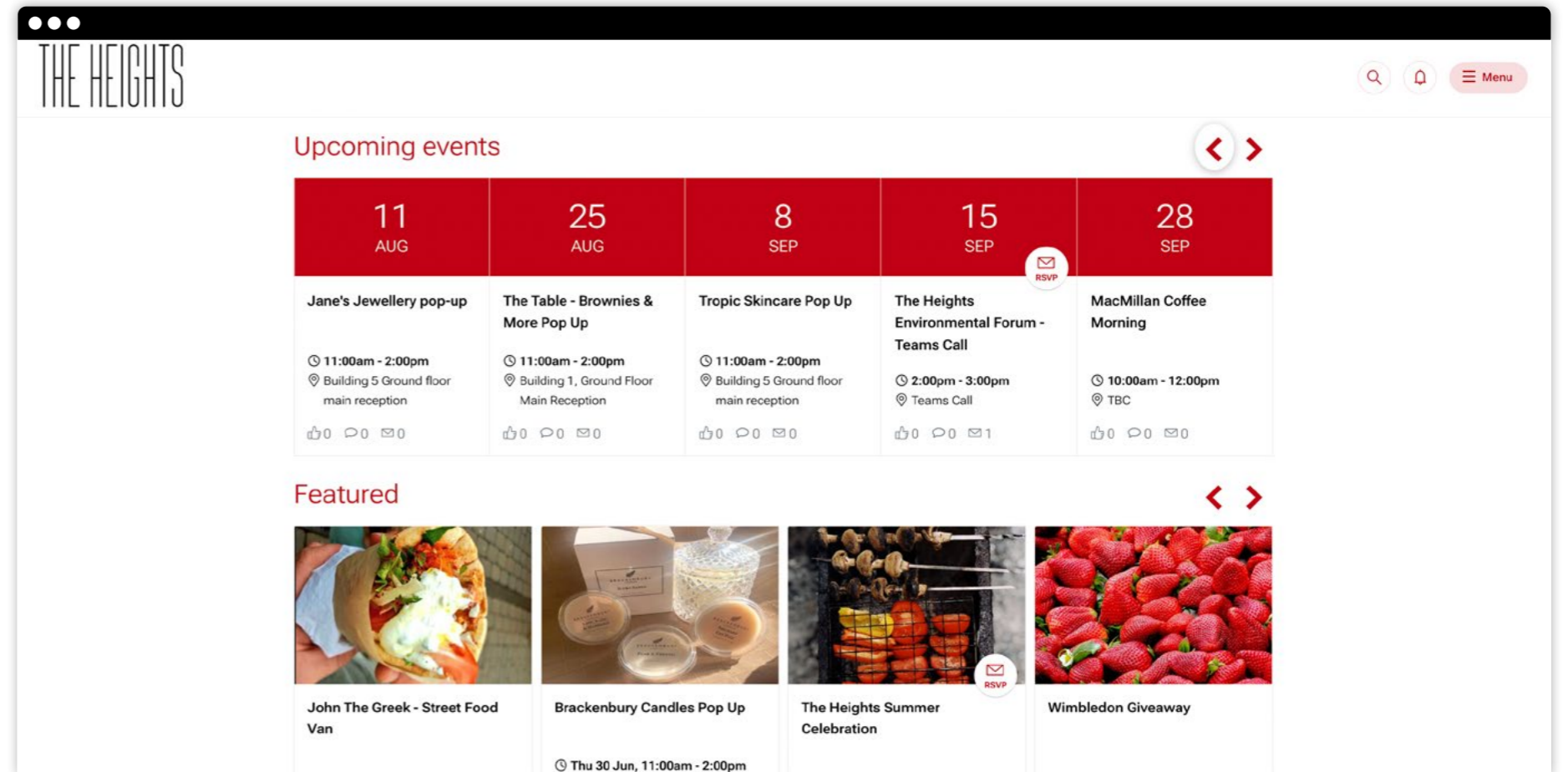
Communal Bar & Gym

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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.

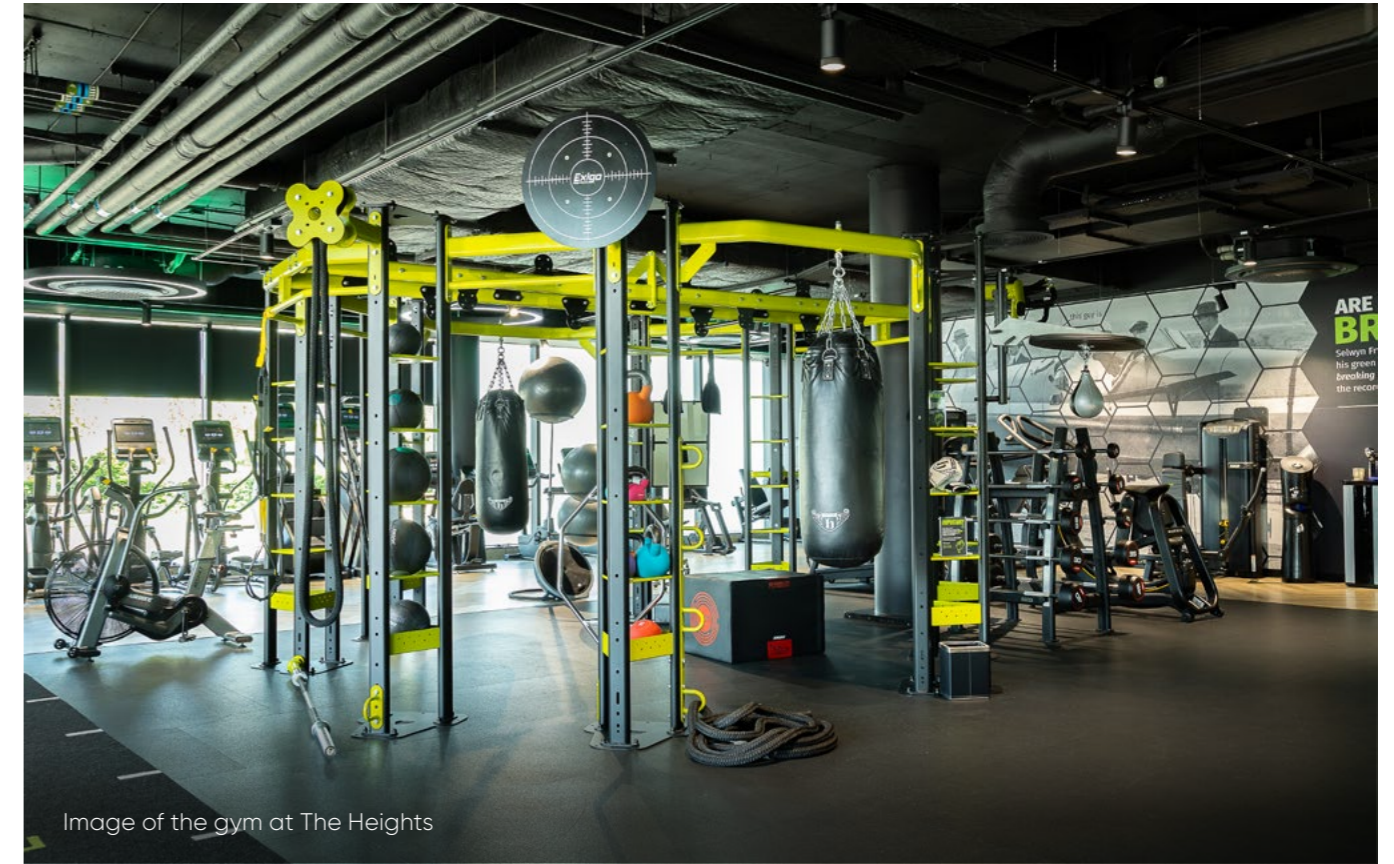


Image of the gym at The Heights



Image of the terrace at The Heights



Image of the bar in Building 5



THE HEIGHTS

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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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Image of the new roof terrace



Image of the new roof terrace



Image of the new roof terrace





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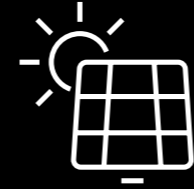
ESG Initiatives

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Parkwide ESG initiatives



All buildings are having PV panels installed to their roofs



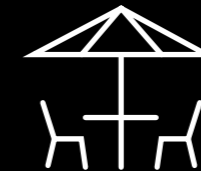
Electric vehicle charging points have been introduced throughout the estate



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



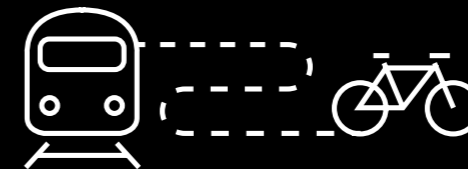
Gym and yoga sessions to be held outdoors on the grass when weather permits



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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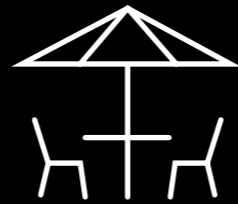
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Refurbished Grade
A office space



Communal roof
terraces in B1 & B4



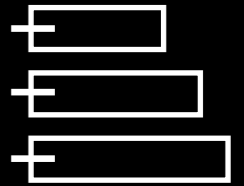
Occupational density
of 1 person per 8 sq. m



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



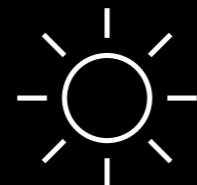
On-site
Park café



EPC Rating
E



Efficient, flexible
floor space with
150mm raised floor



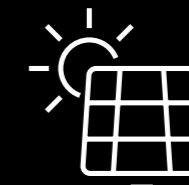
Floor to ceiling glazing
providing exceptional
natural light



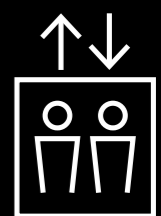
Chilled water FCU



New LED
lighting



**218 kWp solar PV
on the roof**



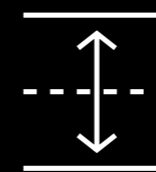
2 x Passenger lifts
1 x goods lifts



Abundant on-site
cycle spaces & electric
bike charging



On site security and
building management



2.8m floor-to-
ceiling height



Extensive
landscaping



Free bike service
to train station



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Gallery

Floor Plans

Contact



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- Gallery**
- Floor Plans

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Flexible & bright floorspace available

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



Indicative view showing a recently refurbished floor in Building 3



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- Gallery**
- Floor Plans
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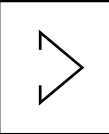
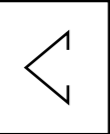
Indicative view showing a recently refurbished floor in Building 3

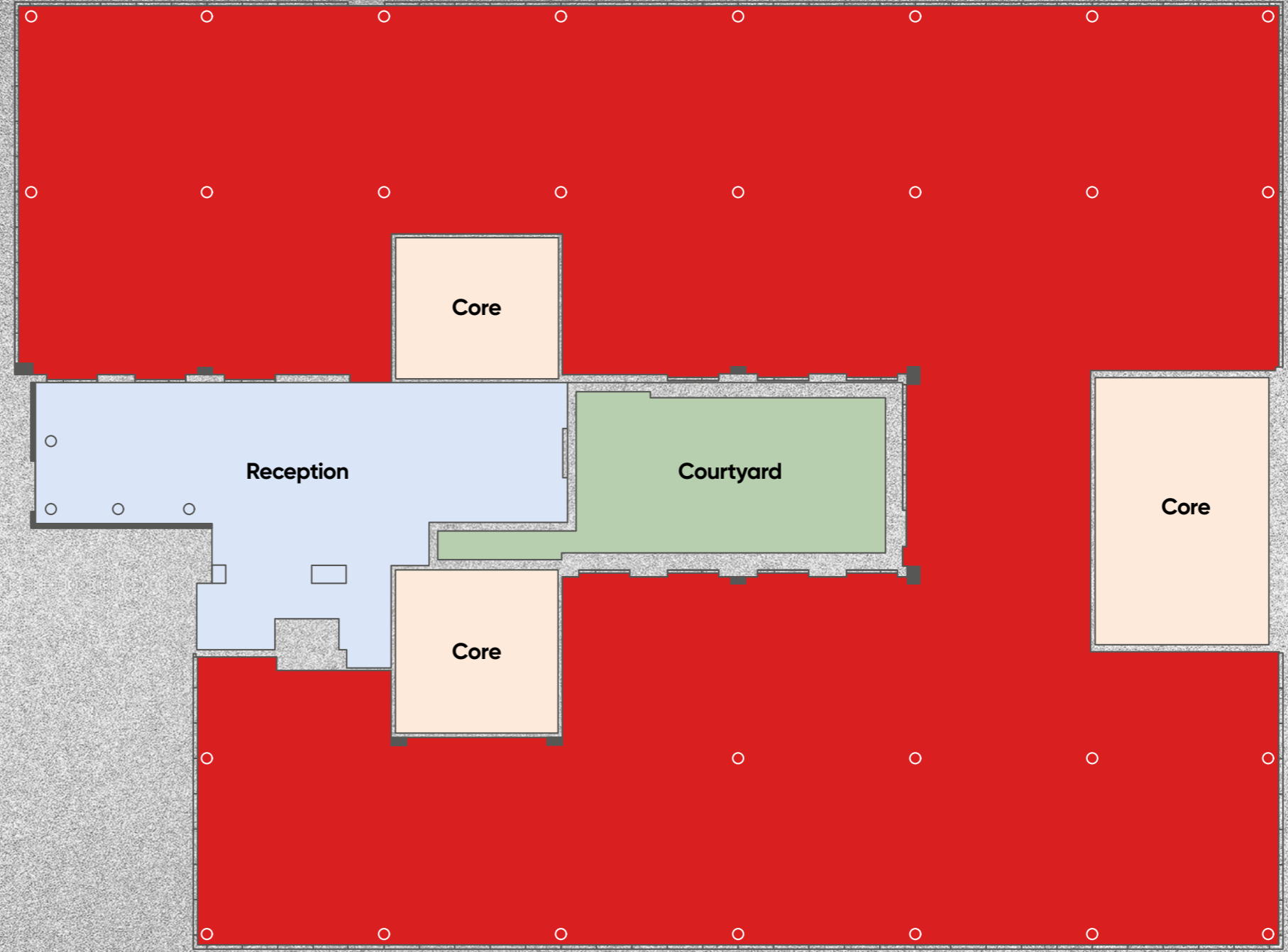
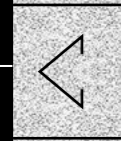


Indicative view showing a recently refurbished floor in Building 3



Indicative view showing a recently refurbished floor in Building 3





Ground Floor

Approximate floor area (IPMS 3)

16,142 sq ft / 1,499.6 sq m

Subject to final measurement



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The Heights KT13 ONY

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.