



# THE HEIGHTS

WEYBRIDGE

SPACE BEST IN CLASS  
AVAILABLE NOW

# OUR DIVERSE COMMUNITY



Wilmott Dixon

Daikin / Qualco

Yoooserv / Rakuten /  
Octopus / Hyosung



2nd Floor  
8,017 sq ft

1st Floor  
16,144 sq ft

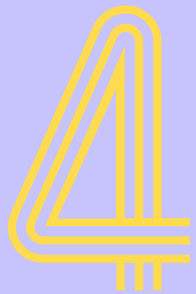
Ground Floor  
16,142 sq ft



2nd Floor  
12,559 sq ft

Part Ground  
11,767 sq ft

AB Initio  
Dentsply Sirona



2nd Floor  
14,357 sq ft

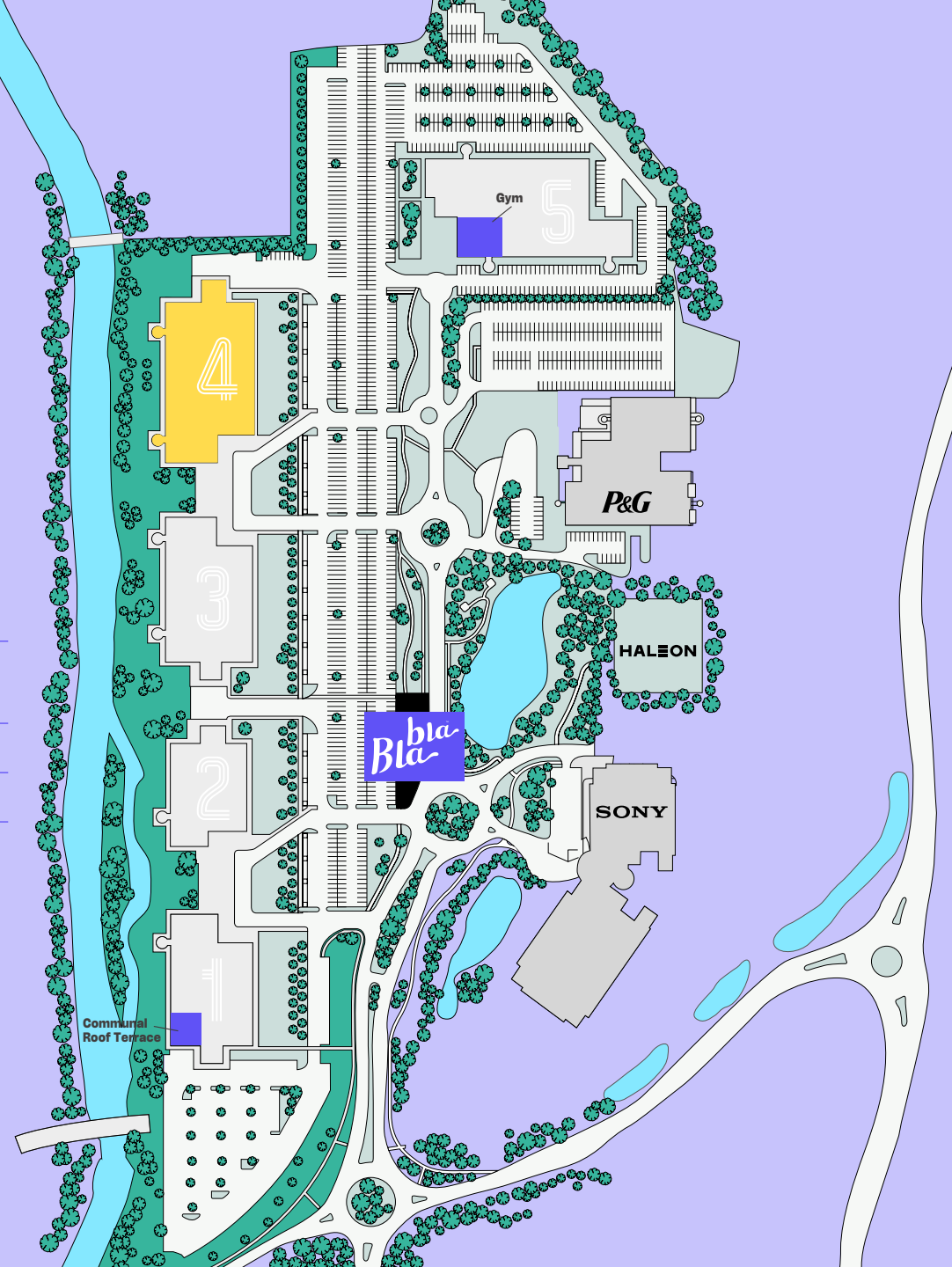
1st Floor  
30,067 sq ft

TGS



Part 2nd Floor  
17,738 sq ft

AXA  
Dairycrest  
Samsung / Yoooserv  
Yoooserv / Mondi



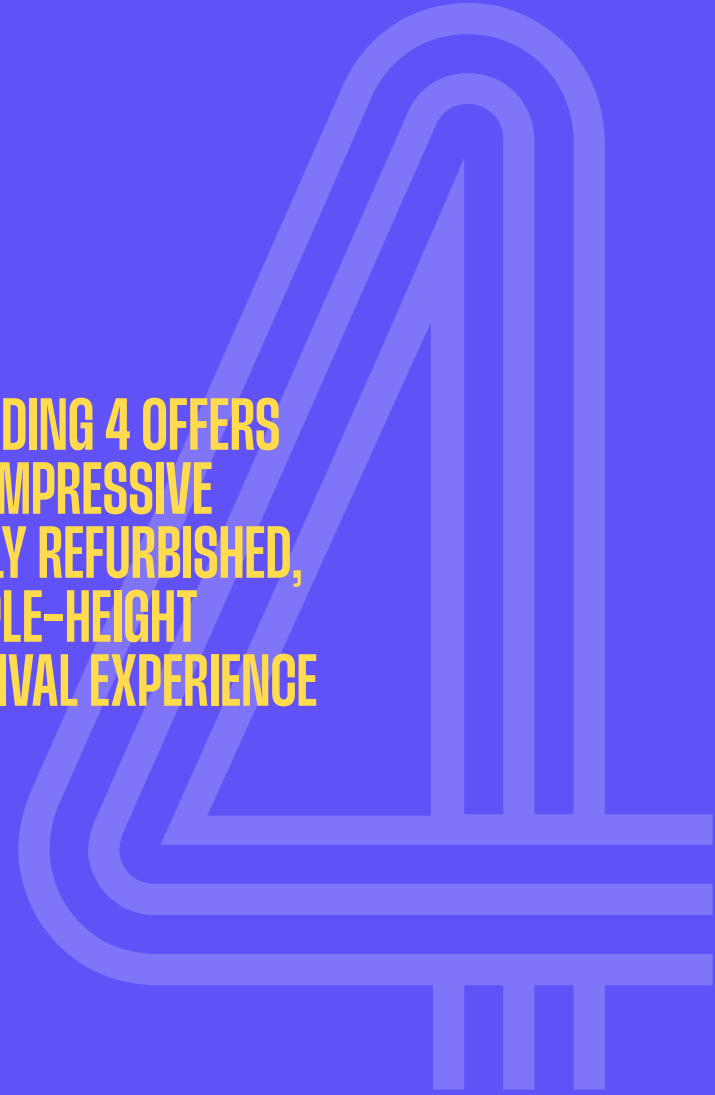
OFFICE SPACE BEST IN CLASS  
**AVAILABLE NOW**



TGS



**BUILDING 4 OFFERS  
AN IMPRESSIVE  
FULLY REFURBISHED,  
TRIPLE-HEIGHT  
ARRIVAL EXPERIENCE**







## FLEXIBLE & BRIGHT FLOORSPACE AVAILABLE

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

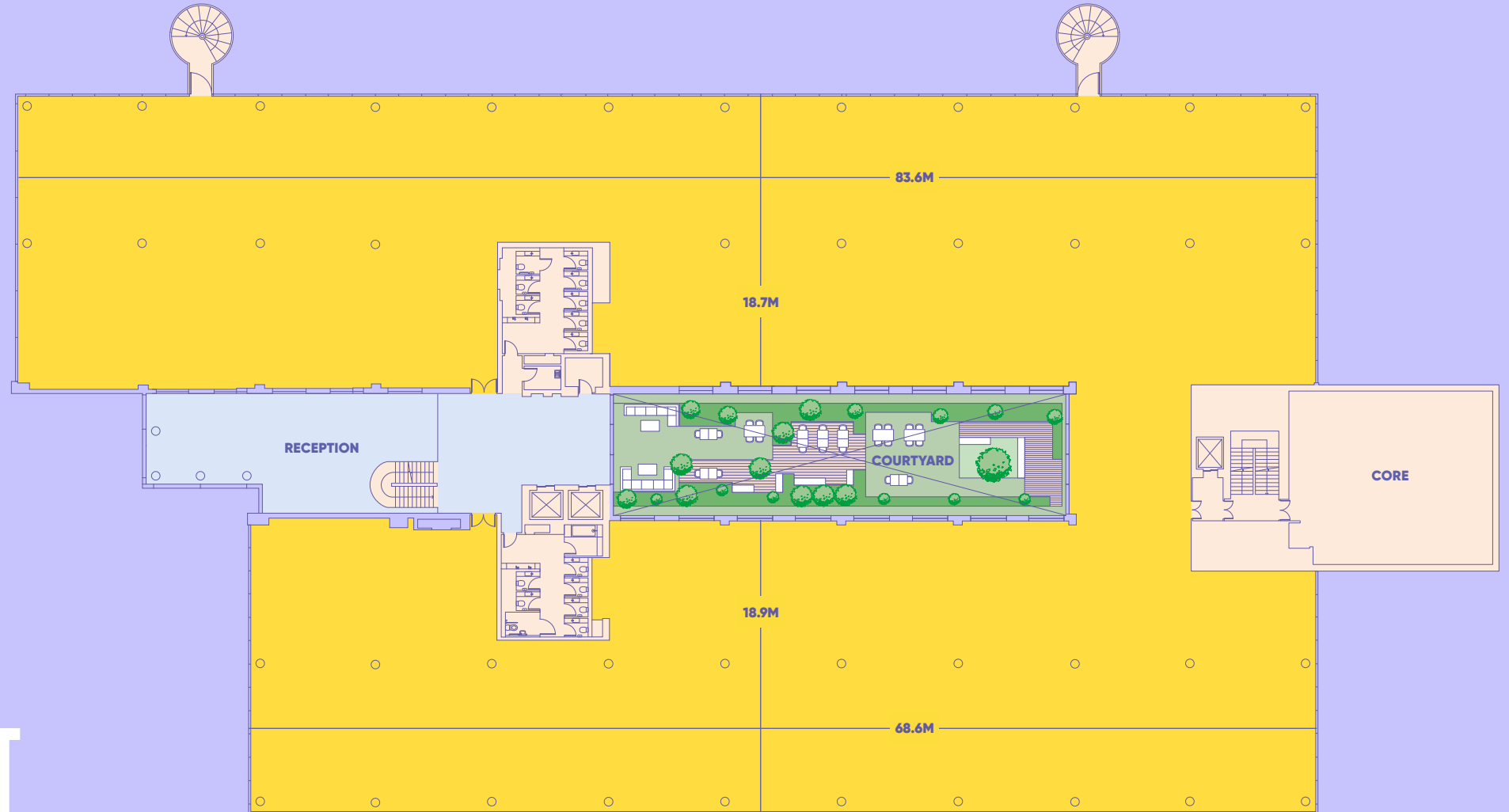










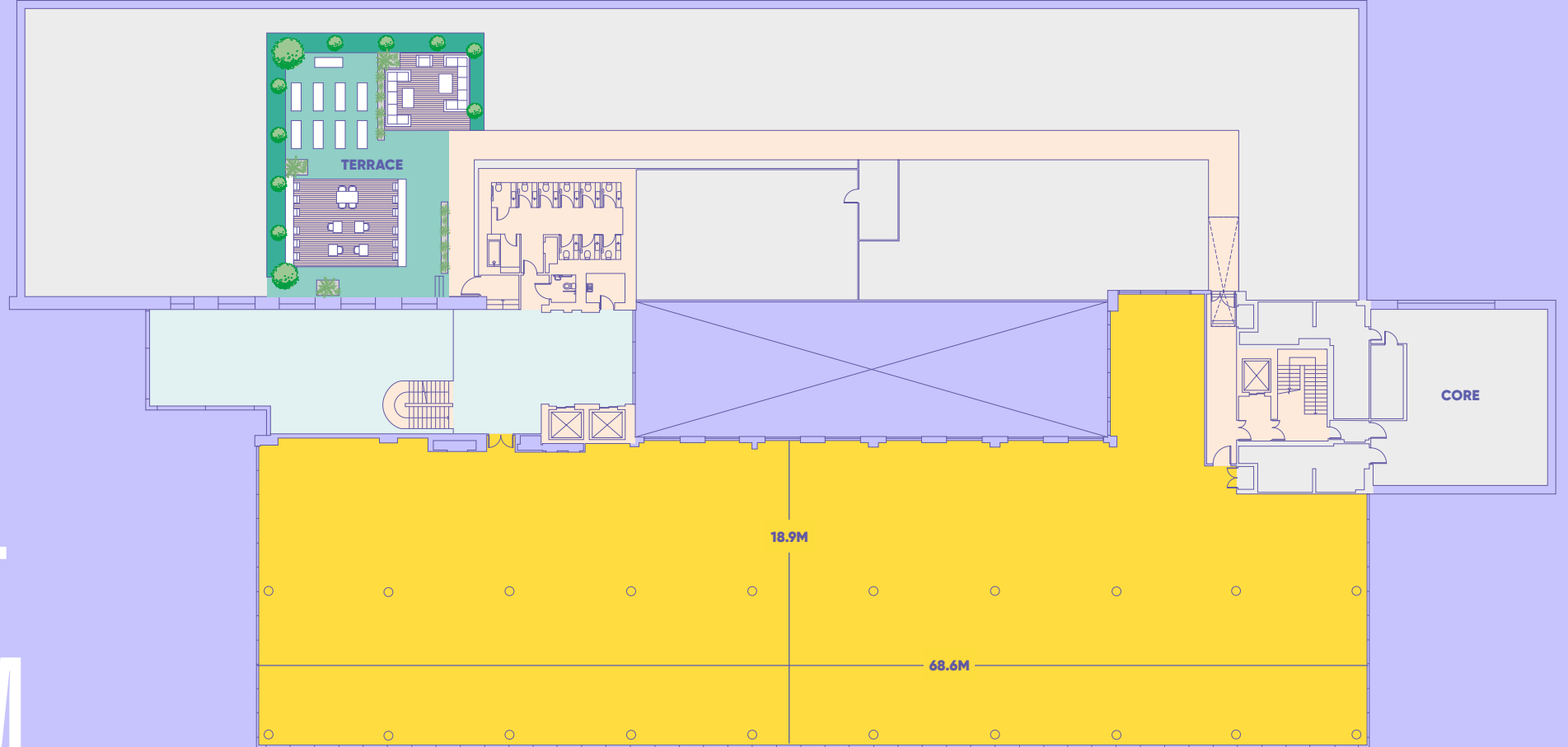


# 1ST FLOOR

Approximate floor area (IPMS)

**30,067 SQ FT**  
**2,793.3 SQ M**





## 2ND FLOOR

Approximate floor area (IPMS)

**14,357 SQ FT**  
**1,333.8 SQ M**

## TERRACE

**3,618 SQ FT / 366.1 SQ M**



# SPECS



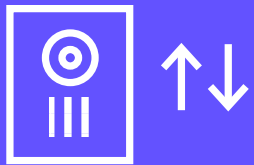
Communal roof terraces  
and landscaped  
courtyard amenity



Occupational density  
of 1 person per 8 sq. m



Free bike service  
to train station



2 x Passenger lifts  
1 x goods lifts



Advanced Energy  
Metering



Floor to ceiling glazing  
providing exceptional  
natural light



New VRF  
system



New LED  
lighting



Extensive  
landscaping



Communal quiet  
room



All electric energy supply



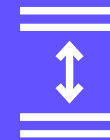
Abundant on-site  
cycle spaces & electric  
bike charging



5 new showers and  
49 associated lockers



On site security and  
building management



2.8m floor-to-  
ceiling height



Comprehensive CAT A  
refurbishment to all the floors,  
common areas, reception,  
WC and shower facilities



Car spaces to 1,594 spaces  
under Landlord Control  
at a ratio of 1:235

# CREDENTIALS



**WiredScore  
CERTIFIED**

WiredScore Platinum



Comprehensive Full Plant  
Replacement



Certified EPC A5  
rated building



Fitwel 3 Star



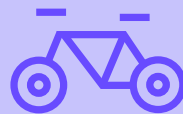
20 new Fast electric vehicle  
charging points



**BREEAM  
Excellent**



Target Nabers  
accreditation



20 New bike spaces in a  
secure bike store and 10  
electric bike charging points



847 kWp solar PV  
across the Park



Certified Gold  
Rating

## GET IN TOUCH

---

**bray  
fox  
smith**

**CBRE**

**Vail  
Williams**

---

### TOBY LUMSDEN

tobylumsden@brayfoxsmith.com  
+44 (0)7796 444 379

### PETER YORK

peter.york@cbre.com  
+44 (0)7880 737 182

### CHARLIE NICHOLSON

cnicholson@vailwilliams.com  
+44 (0)7769 675 680

---

### JAMES SHILLABEER

jamesshillabeer@brayfoxsmith.com  
+44 (0)7824 663 594

### JESSICA BODIE

jessica.bodie@cbre.com  
+44 (0)7500 977 451

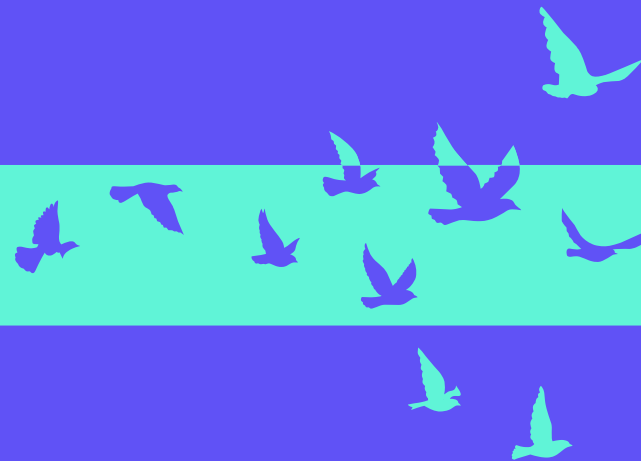
### ARABELLA MACRAE

amacrae@vailwilliams.com  
+44 (0)7775 862 913

---

### 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. Q2 2024.



**THE HEIGHTS**  
WEYBRIDGE