

BUILDING 4

THE HEIGHTS

WEYBRIDGE

44,424 SQ FT AVAILABLE

BEST IN CLASS OFFICE SPACE
• NOW •
AVAILABLE



THE HEIGHTS

WEYBRIDGE

Introduction

The Area

The Campus

Specification

Building 4

Contact



44,424 sq ft
Available to let

4

5

3

2

1



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 which he broke the land speed record twice (1932).



Greener than green

The Heights boasts an abundance of open green spaces, established trees and wild fauna, newly landscaped courtyards and diverse biophilia.

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



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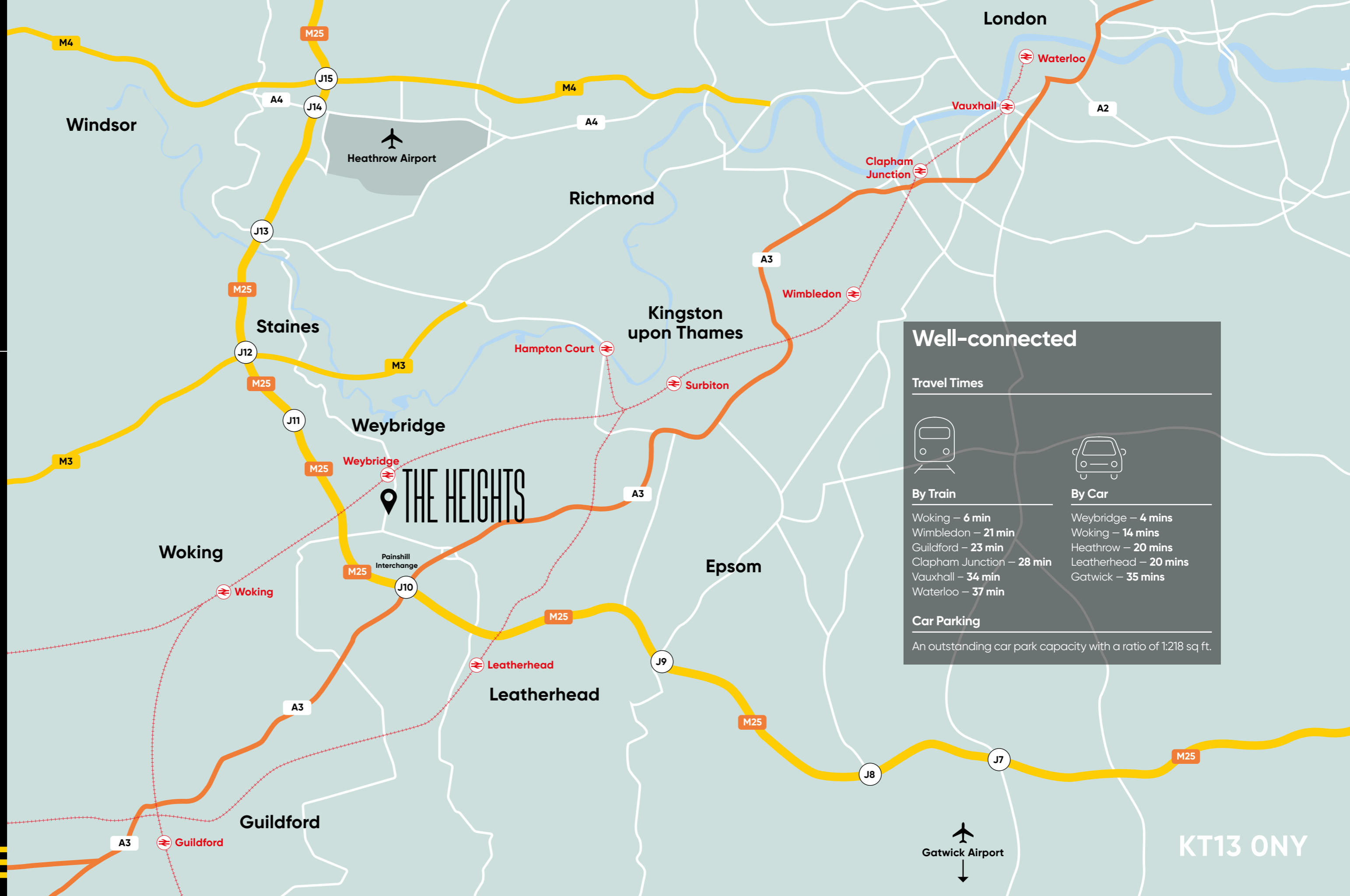
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Well-connected

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 1:218 sq ft.



KT13 ONY

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In exceptional company

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ESG Initiatives

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Wilmott Dixon

Daikin / Octopus EV /
Rakuten / Qualco

Yoooserv



Alliance / Boots



AB Initio

Dentsply Sirona



Second Floor 14,357 sq ft

First Floor 30,067 sq ft

PGS



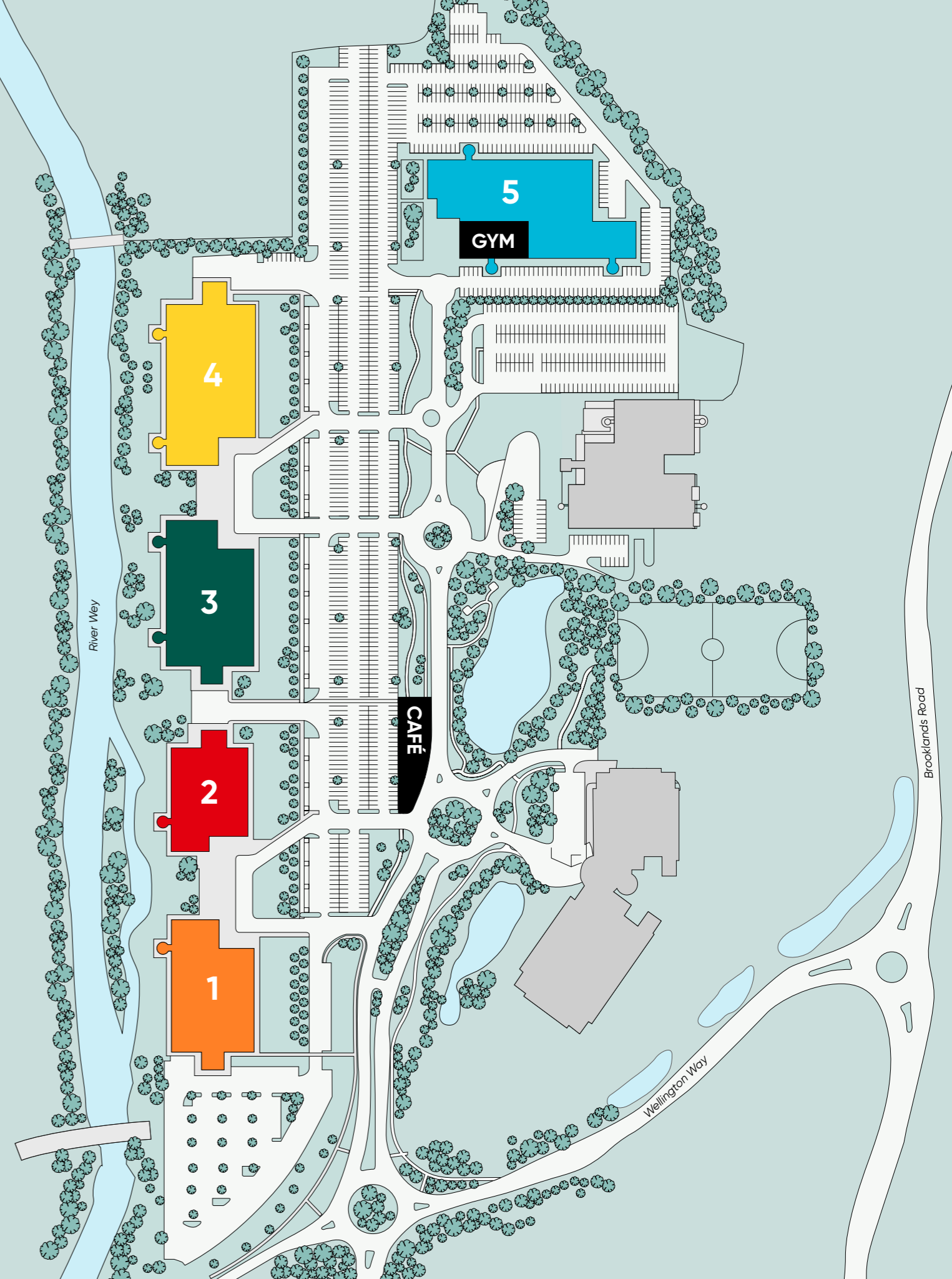
AXA

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. This has recently been refurbished with a retractable pergola and more outdoor seating areas.

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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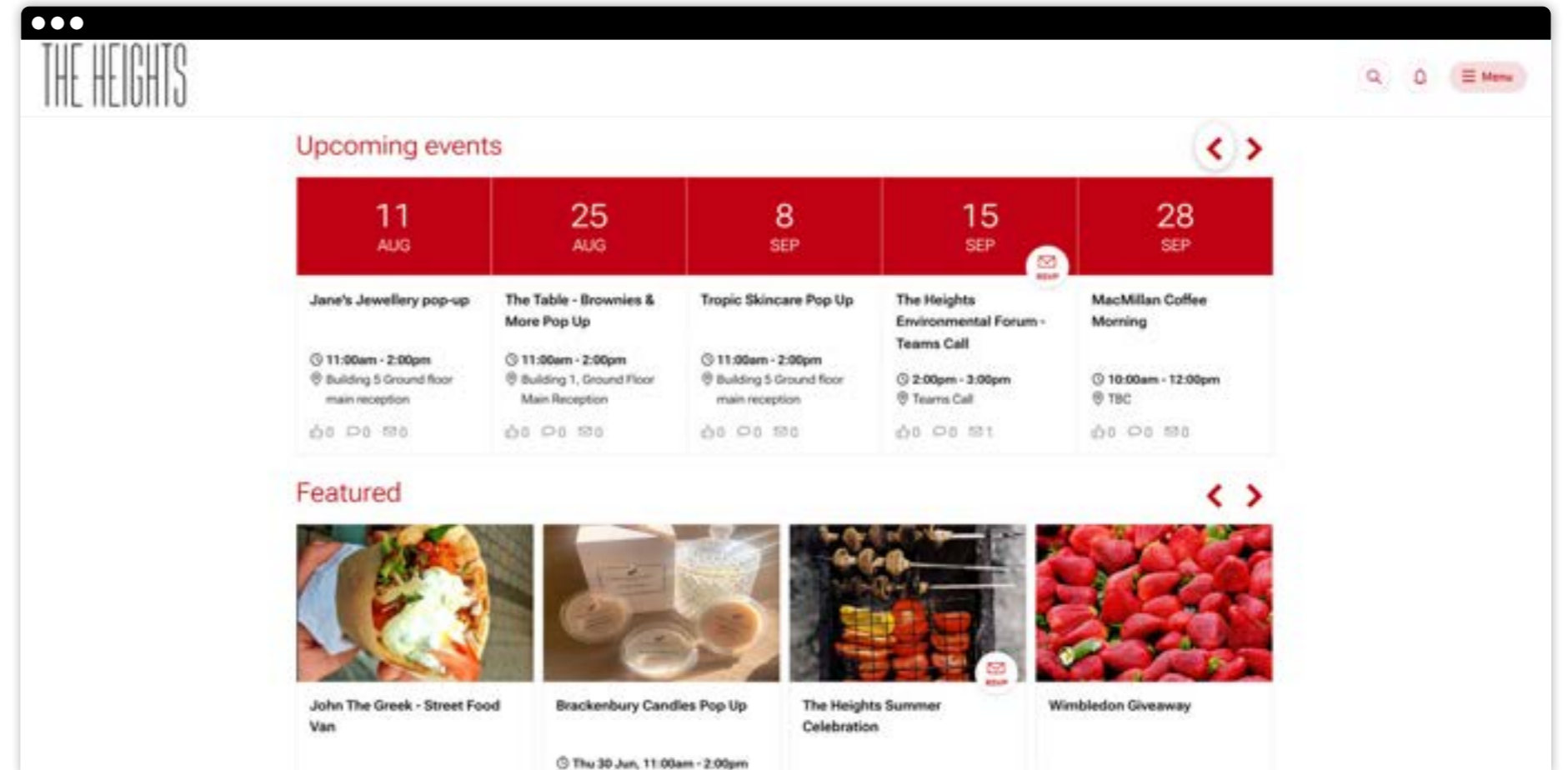
An evolving food offer

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



Communal bar & gym

There is a communal bar, amenity courtyard 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 courtyard at The Heights



Image of the bar in Building 5



Communal roof terraces

Building 1 boasts a large feature roof terrace with outdoor kitchen and extensive seating.

Building 4 also benefits from a large roof terrace, overlooking Mercedes Benz world.



Image of the new roof terrace at Building 1



Building 4 – Terrace



Image of the upper terrace at Building 4

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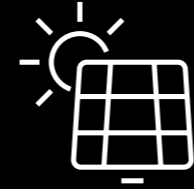
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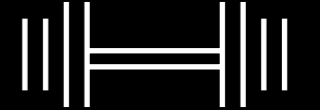
Parkwide ESG initiatives



All buildings have PV panels installed to their roofs



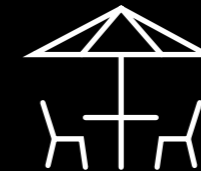
Electric vehicle charging points have been introduced throughout the estate



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



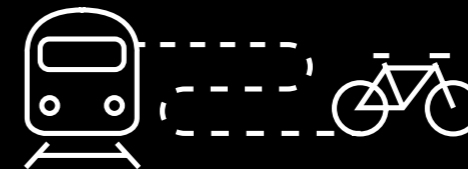
Gym and yoga sessions to be held outdoors on the grass when weather permits



Communal roof terraces available in Building 4 and Building 1



A fully dressed external amenity courtyard in Building 4 and Building 5



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



Building 4 ESG Credentials

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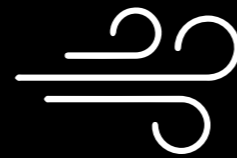
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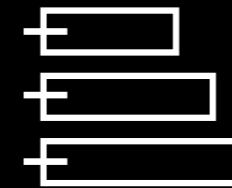


WiredScore
CERTIFIED

Targeting WiredScore
Gold



Comprehensive Full
Plant Replacement



Certified EPC A6
rated building



Targeting
Fitwel 3 Star



20 new Fast electric
vehicle charging points



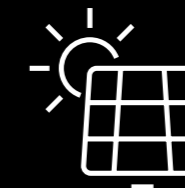
BREEAM
Excellent



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



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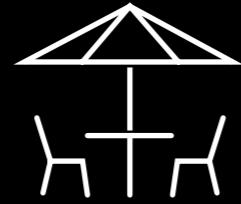
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Communal roof terraces and landscaped courtyard amenity



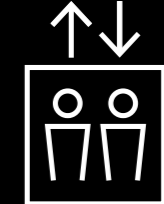
Occupational density of 1 person per 8 sq. m



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



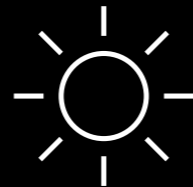
All electric energy supply



2 x Passenger lifts
1 x goods lifts



Advanced Energy Metering



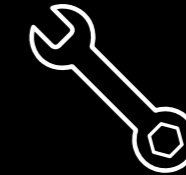
Floor to ceiling glazing providing exceptional natural light



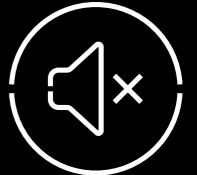
New VRF system



New LED lighting



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



Communal quiet room



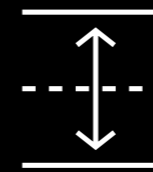
Abundant on-site cycle spaces & electric bike charging



5 new showers and 49 associated lockers



On site security and building management



2.8m floor-to-ceiling height



Extensive landscaping



Free bike service to train station



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NOW AVAILABLE

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Additional Expansion

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Building 4 offers an impressive fully refurbished, triple-height arrival experience

View of the new reception arrival



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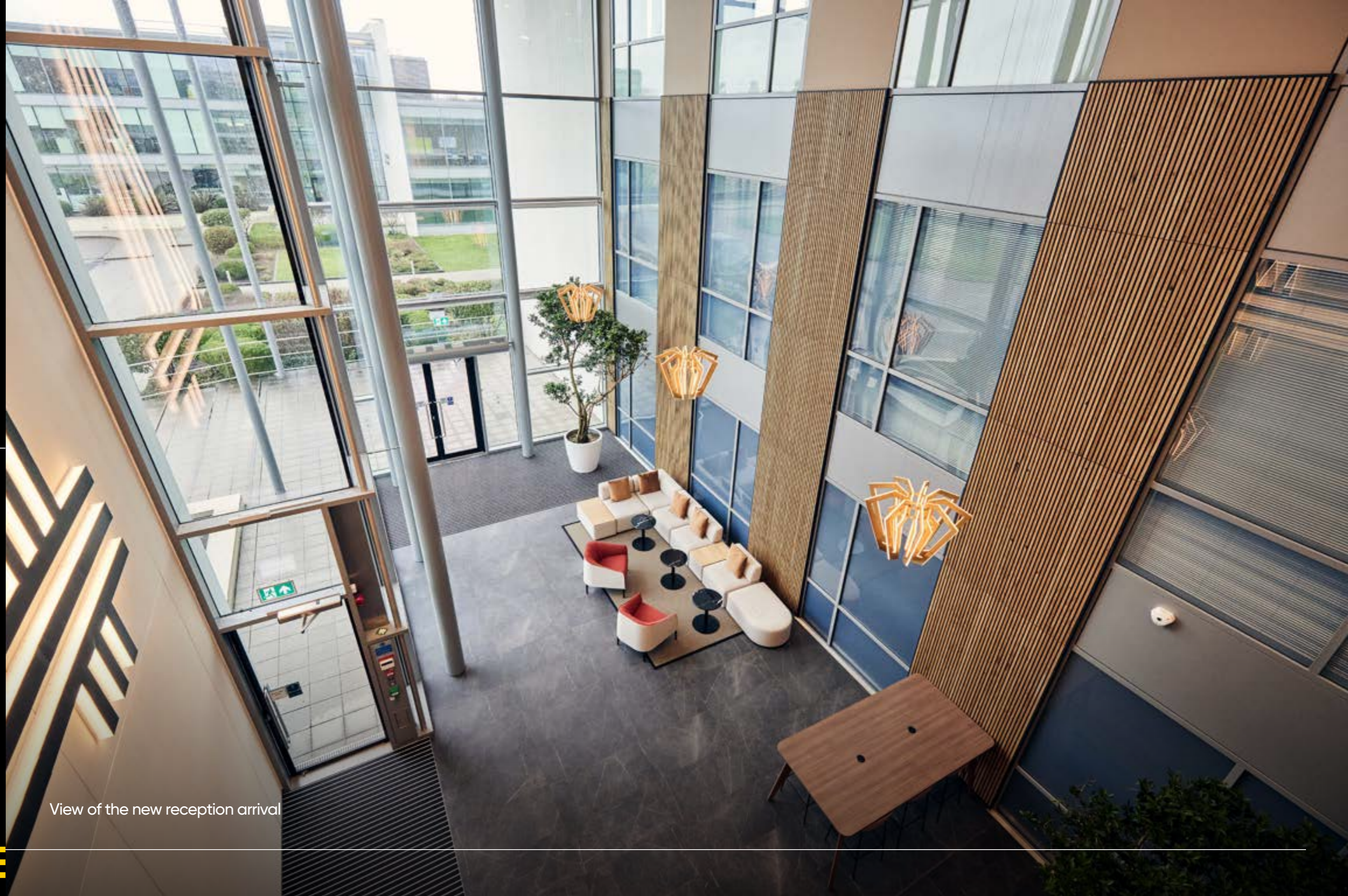
Building 4

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View of the new reception arrival



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- Floor Plans*
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**Flexible & bright
floorspace
available**

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



Indicative view of fitted out workspace on 1st floor



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View of new Cat A floor



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View of new Cat A floor

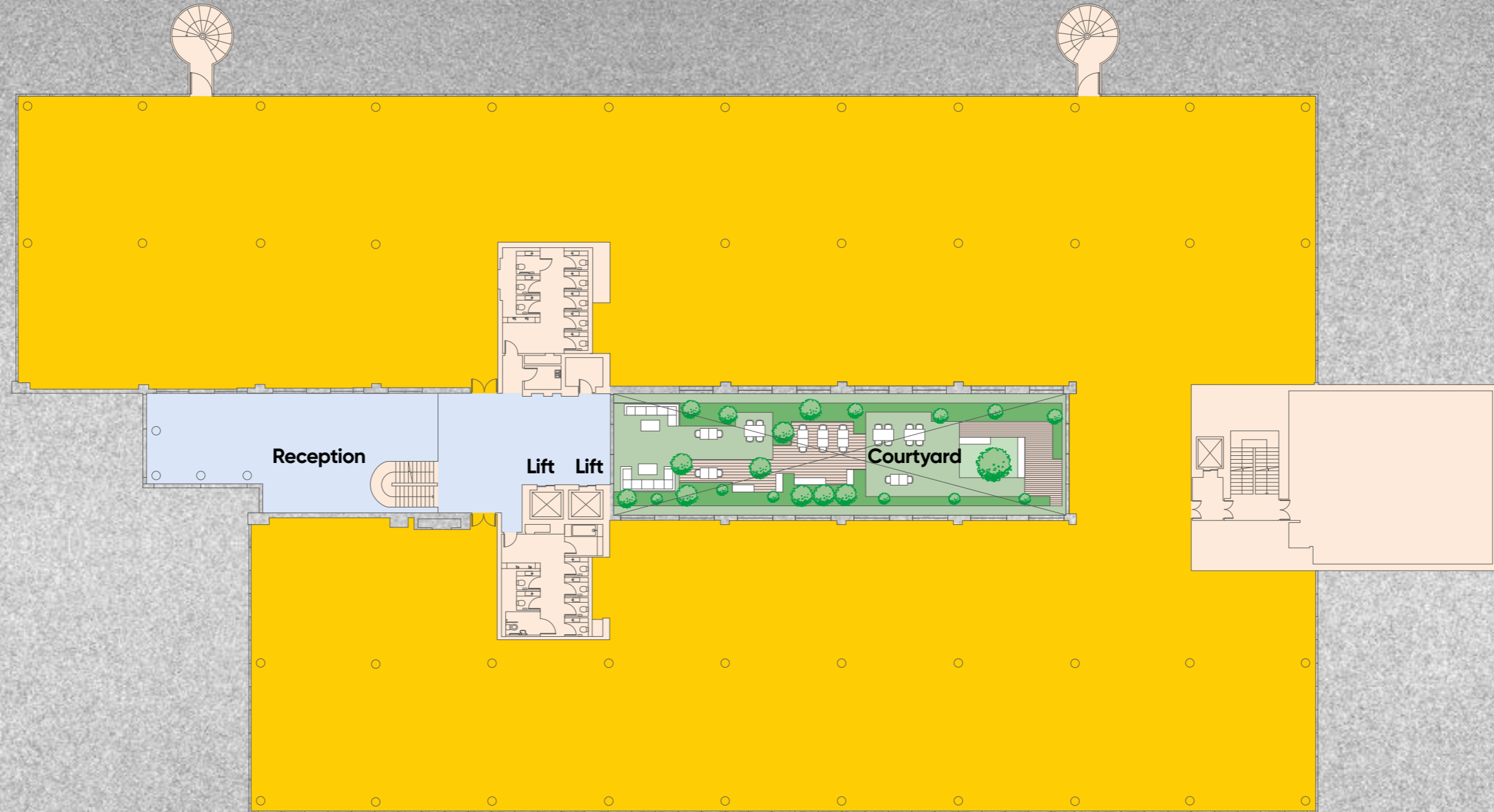


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Building 4



1st Floor - Single Let Opportunity

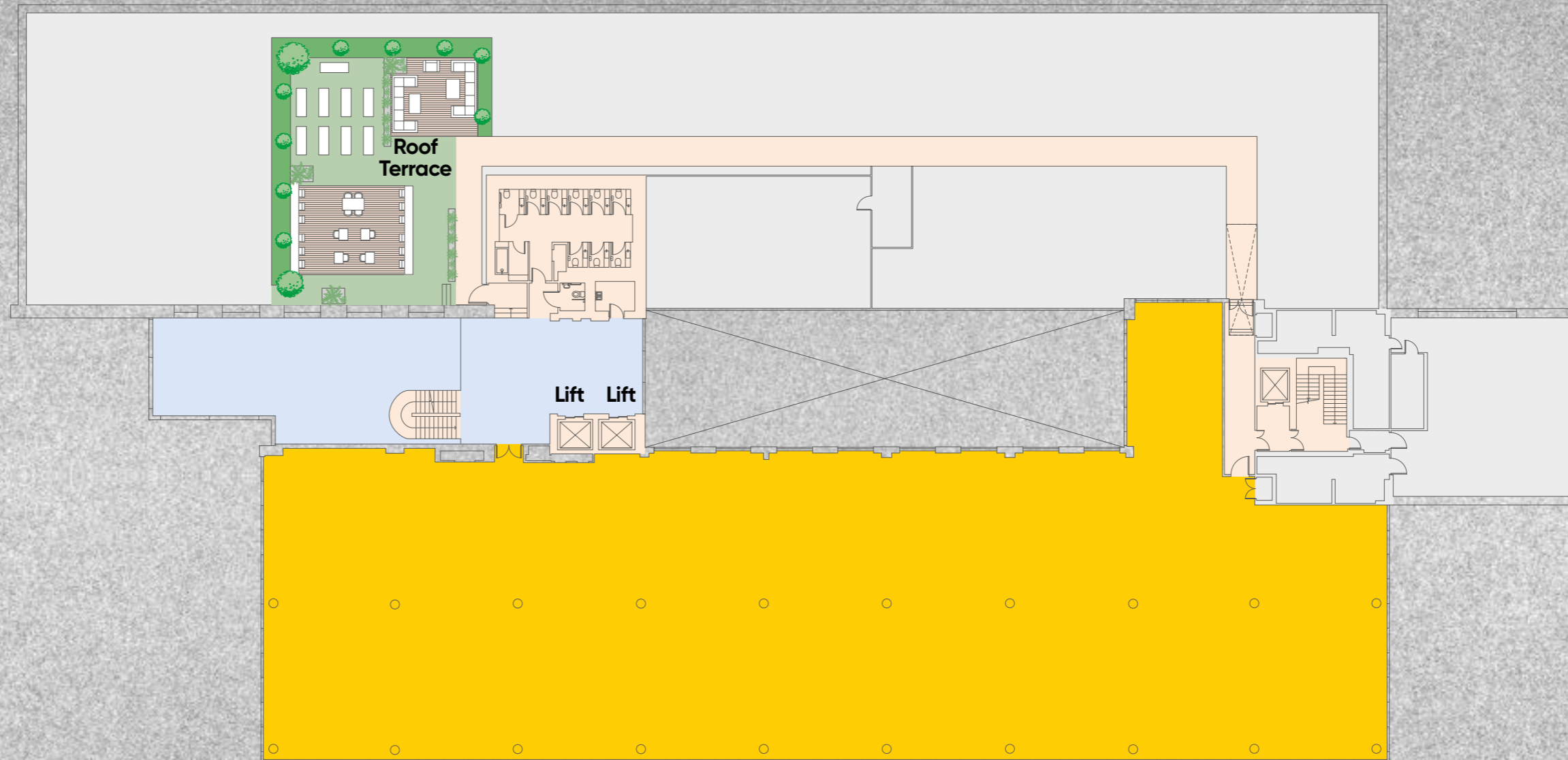
Approximate floor area (IPMS)

30,067 sq ft / 2,793.3 sq m

Subject to final measurement



Building 4



2nd Floor - Additional Space Opportunity

Approximate floor area (IPMS)

14,357 sq ft / 1,333.8 sq m

Subject to final measurement

Terrace

3,618 sq ft / 366.1 sq m



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Get in touch

CBRE



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KT13 ONY**

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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. Q3 2023.

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