A prestigious working environment

The Heights is a riverside campus of five office buildings which benefits from the established environment and views overlooking the River Wey. The buildings are designed to a very high specification and are situated within quiet, spacious, landscaped surroundings giving the opportunity for staff to relax and unwind during the working day.

No 5 The Heights provides the opportunity to be part of a business environment that includes Sony, Procter & Gamble, Kia Motors, Alliance Boots, SSP, Samsung, Daikin, PGS, Gearbulk, BP International, Warner Chilcott and Experian Cheetahmail as occupiers. No 5 The Heights is available in part floors from 17,500 sq ft.
A thriving location

Superb housing, leisure facilities, centres of education and shopping all combine to give Weybridge and its hinterland an enviable quality of life.

The Heights is within a few minutes drive of the Brooklands Retail Park where Marks & Spencer, Mothercare and Tesco are represented.

Mercedes Benz World is adjacent and in addition the area is known for some of the most famous Golf Clubs in the Country, an excellent international school and a number of high quality restaurants and hotels.

Next to Mercedes Benz World the new 120 room 4 star Brooklands Hotel has opened providing conferencing, gym and spa facilities.
Location

A few minutes from Junction 10 and 11 of the M25 and the dual carriageway A3, road communications to The Heights are excellent. In addition, approximately 1 mile away, Weybridge Railway Station provides a 35 minute service into London Waterloo with 4/5 trains per hour. This rail service also provides commuter access to and from the local area, backed up by a number of local bus routes stopping close to the development.

The Heights offers a dedicated dual bus service to and from the station which runs every 10 minutes at peak times and every 20 minutes at other times during the day. An additional lunchtime run is provided to Weybridge High Street and the Brooklands Retail Park.

Travel times

Central London 21 miles
Heathrow Airport 13 miles
Gatwick Airport 25 miles
A3 Cobham intersection 2 miles
A3/M25 (Junction 10) 3 miles
M25 (Junction 11) 4 miles
M3/M25 (Junction 12) 6 miles
M4/M25 (Junction 15) 13 miles
M40/M25 (Junction 16) 18 miles
Flexible Accommodation

The full height glazed reception creates an impressive entrance.
The entire ground and part first floors are available on new leases to be agreed.

**Specification**
- Plug & Play
- Full height glazed entrance
- Suspended ceilings with recessed Category II low brightness luminaires
- Four pipe fan coil air conditioning
- Fully accessible raised floors
- Three 13 person passenger lifts and one 1000 kg combined passenger and goods lift
- Shower facilities
- Ground floor - 72 car spaces
- Part first floor - 81 car spaces
- Plug & Play - 81 car spaces
- Extensive landscaping
- Advanced telecommunication facilities available
- Dedicated bus service
- EPC rating of C

**Floor Areas**

<table>
<thead>
<tr>
<th>Floor Area</th>
<th>Net Lettable Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second floor</td>
<td>3,497 sq m 37,644 sq ft</td>
</tr>
<tr>
<td>Part first floor</td>
<td>1,621 sq m 17,457 sq ft</td>
</tr>
<tr>
<td>Part first floor</td>
<td>1,832 sq m 19,730 sq ft</td>
</tr>
<tr>
<td>Part ground floor</td>
<td>1,846 sq m 19,867 sq ft</td>
</tr>
<tr>
<td>Part ground floor</td>
<td>1,631 sq m 17,556 sq ft</td>
</tr>
<tr>
<td>Reception</td>
<td>152 sq m 1,629 sq ft</td>
</tr>
<tr>
<td><strong>Total availability</strong></td>
<td><strong>5,309 sq m 57,153 sq ft</strong></td>
</tr>
</tbody>
</table>


Small Business? For free help on negotiating a lease see www.leasingbusinesspremises.co.uk.

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