We know that smart businesses make smart decisions. Like considering Bourne Business Park for your new office location.

200 Dashwood Lang Road, Bourne Business Park, has recently undergone a total refurbishment and following a recent letting to Astellas, just the ground floor remains. The space available totals 7,430 sq ft and can be split to accommodate lettings from upwards of 1,500 sq ft.
SMART ENVIRONMENT

The park & building
Whilst there are plenty of local amenities near to Bourne Business Park, the Park itself and the refurbished building offers many of the onsite facilities demanded by today’s occupier, including an extensive landscaped environment with trim trail.

The building provides generous car parking and caters for the needs of those more active employees with plenty of cycle spaces and showers.

Specification
- New VRF comfort cooling/heating system
- New glazing
- LED lighting
- Metal tiled suspended ceilings
- Accessible raised floors with carpeting
- Flexible floor plates
- 5 showers
- 126 car parking spaces (ratio 1:177 sq ft)
- 24 cycle spaces
- EPC A
- BREEAM ‘Excellent’
Amenities & events

Building 200 and the surrounding Park boast a range of amenities including a great onsite café. They also host events, from regular monthly local markets to yoga classes, a running club and fitness bootcamps. For those who cycle, there is secure cycle parking and showers, and there are charging stations for electric cars.

Caffè Kix offers:
• Exciting menus that change regularly
• Landscaped outdoor seating area
• Seating for 102 (66 internal and 36 external)
• Free Wi-Fi
Bourne Business Park and the immediate surrounds are home to a host of international blue chip companies that enjoy the benefits of its location and amenities.
Two affluent town centres, Addlestone and Weybridge, are within walking distance.
Out and about
Bourne Business Park is conveniently close to London but surrounded by glorious Surrey countryside. Two affluent town centres, Addlestone and Weybridge, are within walking distance, boasting excellent schools in the state and private sector and a great variety of shops, bars and restaurants to enjoy.
- Two golf courses within 3 miles
- Premier health and fitness centres
- Weybridge Green
- Mercedes Benz World

Addlestone One
The Addlestone ONE Town Centre Regeneration project, close to Bourne Business Park, is an exciting development of shops, leisure facilities, homes and public spaces creating a vibrant new environment for people to work, visit and live.
- 101 bedroom Premier Inn hotel
- 213 new homes
- A mix of quality retail units including a Waitrose supermarket
- A range of high quality restaurants
- A six-screen cinema
- A gym
- 445 car parking spaces
- Public landscaped spaces
SMART CONNECTIONS

Regional
Located just 1.5 miles from J11 M25 and with two stations serving central London, Bourne Business Park is perfectly positioned for both the national motorway and rail networks.

As a headquarters location or European base for international blue-chip companies, Bourne Business Park is well connected from a global, regional and local perspective.

Heathrow 11 miles
Central London 22 miles
J11 M25 1.5 miles

2 local bus routes
2 stations serving London Waterloo
Bourne Business Park is well served by local public transport.

Bus services
- 461 Serving: Staines, Chertsey, St Peter's Hospital, Ottershaw, Addlestone, Weybridge, Walton, West Molesey, Hampton Court and Kingston.

Sources: *Google Maps, **The Trainline
# SMART ACCOMMODATION

## Schedule of Floor Areas (IPMS 3)

<table>
<thead>
<tr>
<th>Area</th>
<th>(sq m)</th>
<th>(sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second floor (Let to Astellas)</td>
<td>696.1</td>
<td>7,493</td>
</tr>
<tr>
<td>First floor (Let to Astellas)</td>
<td>692.7</td>
<td>7,456</td>
</tr>
<tr>
<td>Ground floor</td>
<td>690.3</td>
<td>7,430</td>
</tr>
<tr>
<td>Reception</td>
<td>71</td>
<td>764</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,150.1</strong></td>
<td><strong>23,143</strong></td>
</tr>
<tr>
<td>Second floor terrace</td>
<td>37.9</td>
<td>409</td>
</tr>
<tr>
<td>Parking</td>
<td></td>
<td></td>
</tr>
<tr>
<td>126 cars</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1:177 sq ft)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
If you require any more information, please contact the joint sole letting agents:

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