

# BUILDING 400

7,400 SQ FT - PART GROUND FLOOR



**BOURNE**  
BUSINESS PARK

Weybridge, KT15 2NX



# FULLY FITTED GRADE A OFFICE AVAILABLE





# 7,400 SQ FT PART GROUND FLOOR FULLY FITTED SUITE

Strategic location between Addlestone and Weybridge town centres with connectivity to London, Heathrow Airport and the surrounding areas, boasting a wealth of retail, leisure, food and drink amenities in close proximity.

Set in a beautiful 15-acre landscaped park with a car parking ratio of 1:199 sq ft and an abundance of on-site amenities including a café and gym.

Building 400 is a Grade A building with a fully fitted suite available on the ground floor totaling 7,401 sq ft.



## SPECIFICATION



Double  
Height Reception



Concierge  
Reception Services



37 Car Parking  
Spaces (1:199 sq ft)



92 Secure  
Cycle Spaces



6 EV Charging  
Points for B400



VRF Air  
Conditioning



Raised Access  
Floors



Metal Tiled  
Suspended  
Ceilings



Led  
Lighting



5 X Showers



ESG Ready

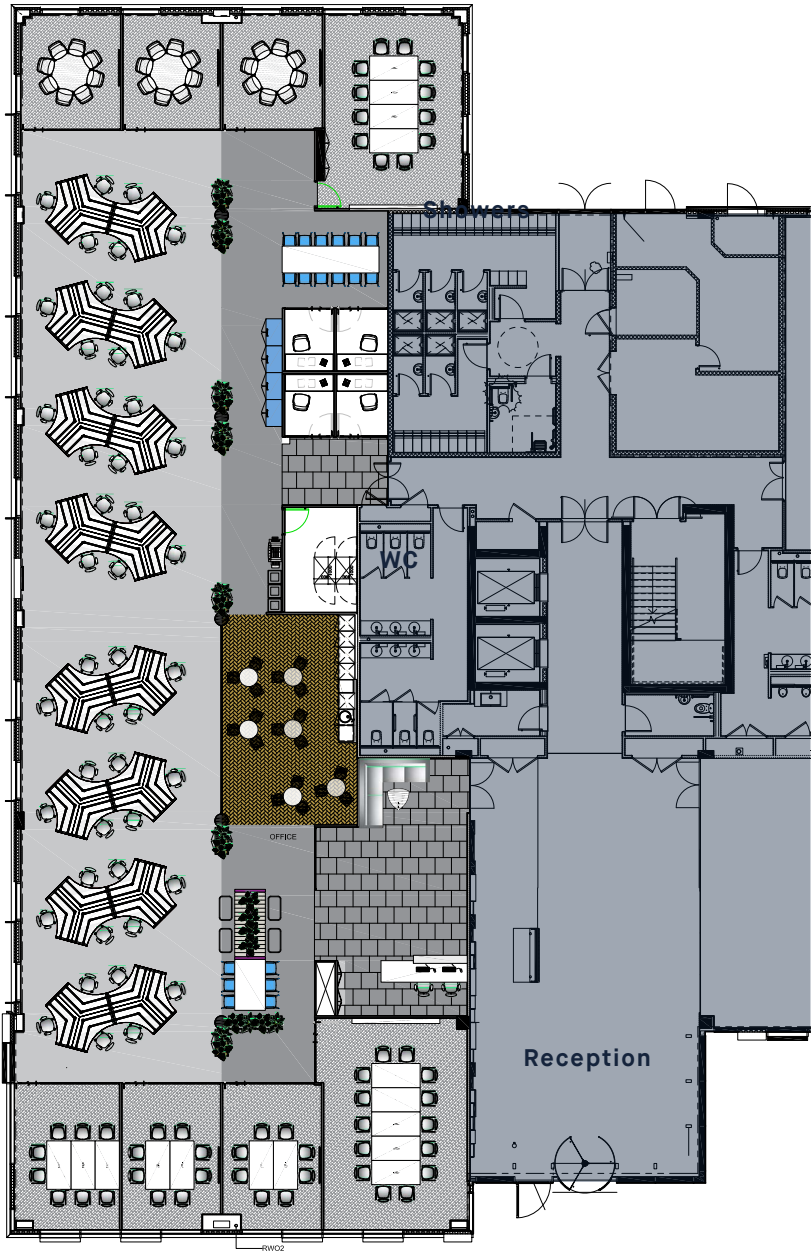


24hr Security



# ACCOMMODATION

Floor	IPMS3 (sq ft)	IPMS3 (sq m)
Part Ground	7,401	687.5



### Fitted Accomodation

- Dedicated reception with guest waiting area
- Kitchen and break out area
- 48 dedicated desks
- 18 high table desks
- 4 phone booths
- Print room
- 6x 8 person meeting rooms
- 1x 10 person meeting room
- 1x 14 person meeting room

# ESG READY



**EPC A**  
The building is highly efficient



**BREEAM Excellent**  
Within the top 10% of buildings to reach this classification



**Trim Trail**  
One of the numerous onsite amenities



**Beehives**  
Enhancing ecology by helping to support pollination of the local area



**EV Charge Points**  
There are 6 charge points for B400



**Green Energy**  
The office building utilises green energy and highly efficiency climate control



**Dynamic Heating and Cooling**  
In peak cooling seasons the building can still operate as a fully air-conditioned building to ensure thermal comfort







# THE HEART OF THE PARK



**B100**

Available Summer 2023

**B200**



PageGroup

**B300**



**B400**

Available - 7,401 sq ft

Knights plc



Brambles | *CHEP*



**B500**

Available - 1,991, sq ft



**B600**





# AMENITIES

**Be spoilt for choice with the numerous on-site amenities\* available to suit every need.**

- Complimentary access to fully-equipped gym
- Pilates, yoga and circuit classes in a dedicated studio
- 102-seater café with an extensive F&B offering and free WiFi
- Secure cycle parking and shower facilities
- Nature trail and beehives
- Park mobile app for a seamless technological experience to stay connected
- Free shuttle bus service to and from Weybridge train station via the town centre

\*Accurate as at time of publication

- 1-3. Bourne Café
- 4. On-site Gym
- 5. River Thames
- 6. Local area
- 7. Summer BBQ Event



**Bourne Social**



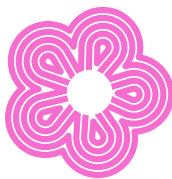
**Bourne Inspired**



**Bourne Active**



**Bourne Wild**



**Bourne Delicious**



**Bourne Kind**





◀ M25 / J11 - 4 MINUTES (1.8 MILES)

◀ HEATHROW AIRPORT  
12 MINUTES  
(11 MILES)



▶ WEYBRIDGE TOWN CENTRE  
3 MINUTES  
(0.5 MILES)



▶ GATWICK AIRPORT  
30 MINUTES  
(31.4 MILES)



BOURNE CAFE



GYM

A317

A317

BUILDING 400



▶ 1.5 MILES TO  
WEYBRIDGE STATION

◀ ADDLESTONE  
STATION 6 MINS





# READY TO CONNECT

## Regional

A wide range of transport options are available at Bourne Business Park.

## Local

Bourne Business Park is well served by local public transport.



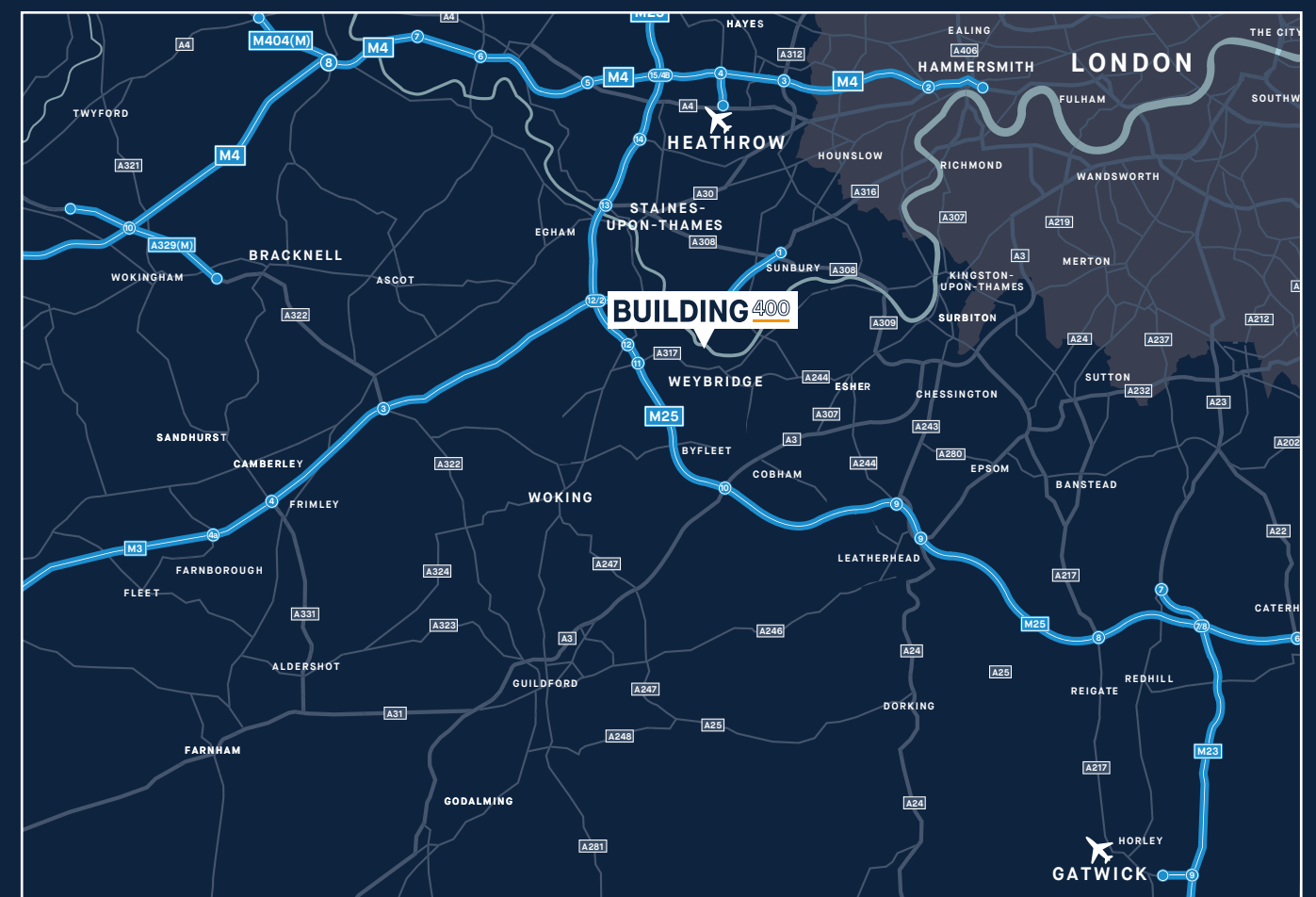
## Bus Services

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

514 Serving: Weybridge, Addlestone, New Haw, Byfleet, Hersham,  
Field Common Estate, Molesey, Thames Ditton, Surbiton and Kingston.

Travelling by car	Miles	Travelling by train	Minutes
Weybridge Town Centre	0.5	Weybridge to Woking	7
Weybridge Station	1.5	Weybridge to Clapham Junction	21
J11 M25	1.8	Weybridge to London Waterloo	28
J12 M3/M25	4	Addlestone to Richmond	38
A3	4.5	Addlestone to Reading	49
Heathrow Airport	11	Source: Google Maps	
Central London	22		
Gatwick Airport	31.4		

Source: Google Maps





If you require any further information, please contact the joint sole letting agents:



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***ARA* Dunedin**

**STRAITS**  
REAL ESTATE