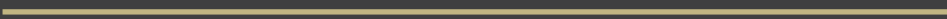


BUILDING



100

BEST IN CLASS  
SELF-CONTAINED OFFICE





100

NEW GRADE A  
OFFICE BUILDING

EFFICIENT



OFFICE

**100**



SPACE

# SPECIFICATION

This iconic gateway building offers 23,950 sq ft of completely refurbished space ready for occupation. Complete with new M&E systems, showers and cycle facilities, a private roof terrace and courtyard landscaping. Building 100's strong sustainability credentials are not to be missed.

- EPC 'A'
- BREEAM 'Excellent'
- NABERS '5' Star
- Dynamic PIR LED Lighting
- Highly Efficient Heating & Cooling
- Communal Roof Terrace
- Double Height Reception
- 9 Electrical Car Ports
- 30 Space Cycle Hub
- Shower Facilities
- 13 Person Lift
- Occupational Density 1:10 sq m
- Metal Suspended Ceiling Tiles
- Mixed Mode Fresh Air
- 90 Car Spaces (1:250 sq ft)
- High Quality Furnishings

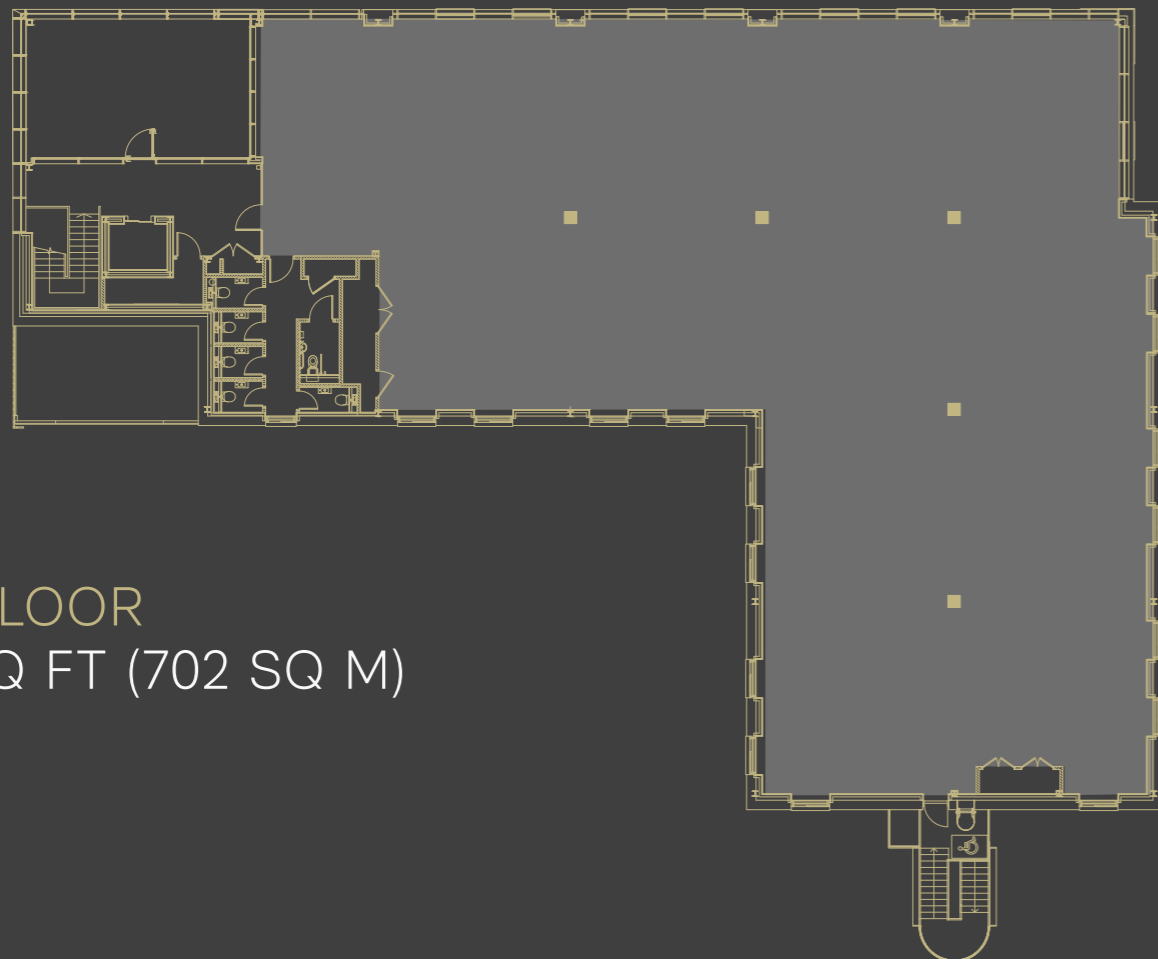


SECOND FLOOR  
7,556 SQ FT (702 SQ M)

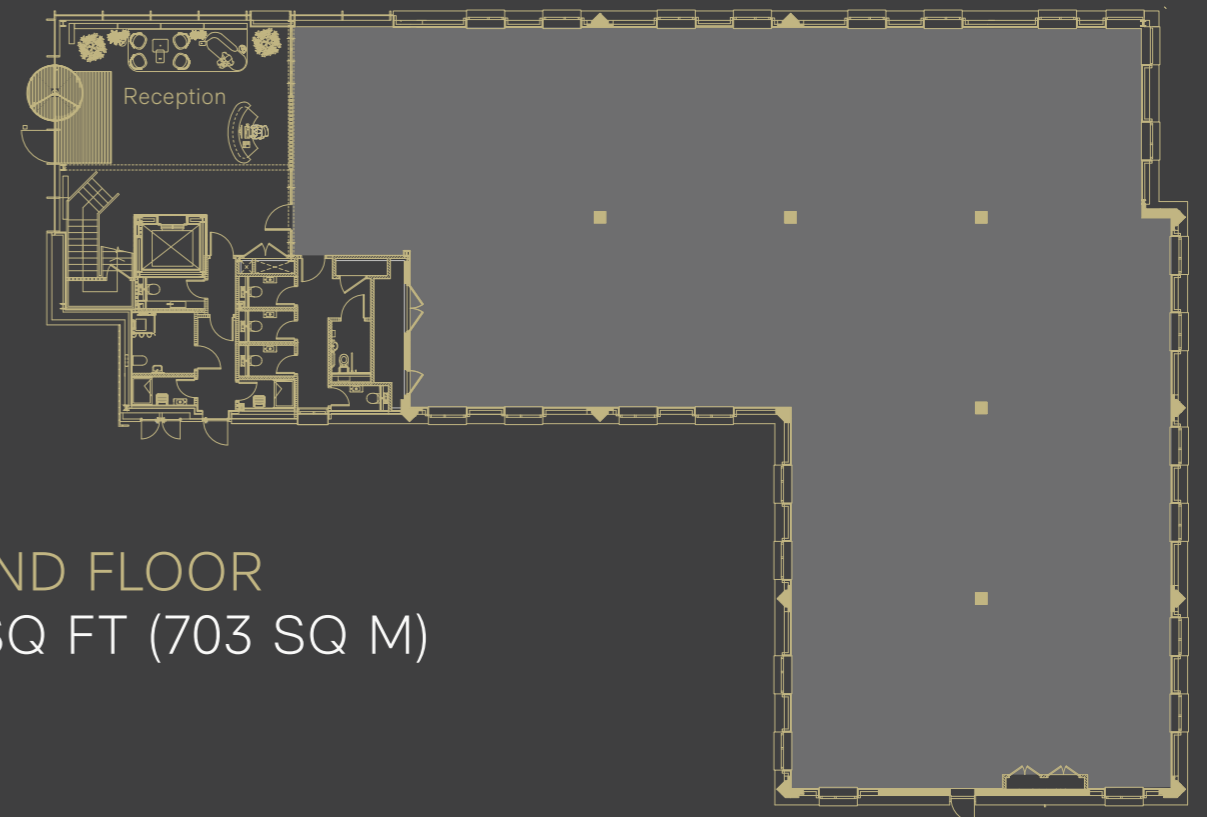
## ACCOMMODATION SCHEDULE

FLOORS	SQ FT	SQ M
Terrace	506	47
Second	7,556	702
First	7,556	702
Ground	7,567	703
Reception	765	71
<b>TOTAL</b>	<b>23,950</b>	<b>2,225</b>

\*Subject to final measurements (IPMS3)



FIRST FLOOR  
7,556 SQ FT (702 SQ M)



GROUND FLOOR  
7,567 SQ FT (703 SQ M)

# ESG READY



**NET CARBON ZERO ACHIEVABLE**  
The base build delivers a significant carbon saving and a highly efficient building, which can achieve NCZ.



**MINIMISED EMBODIED CARBON**  
As a sustainable back-to-frame refurbishment, carbon intensive aspects have been retained, providing significant carbon savings relative to a new build



**EPC A**  
The build boasts an EPC A rating, indicating exceptional energy efficiency.



**BREEAM EXCELLENT**  
Typically less than 10% of buildings reach this classification



**AN ALL-ELECTRIC BUILDING - NO GAS**  
An all-electric office building utilising high-efficiency electric air source climate control pumps



**DYNAMIC HEATING AND COOLING**  
In peak cooling seasons the building can still operate as a fully air-conditioned building to ensure thermal comfort

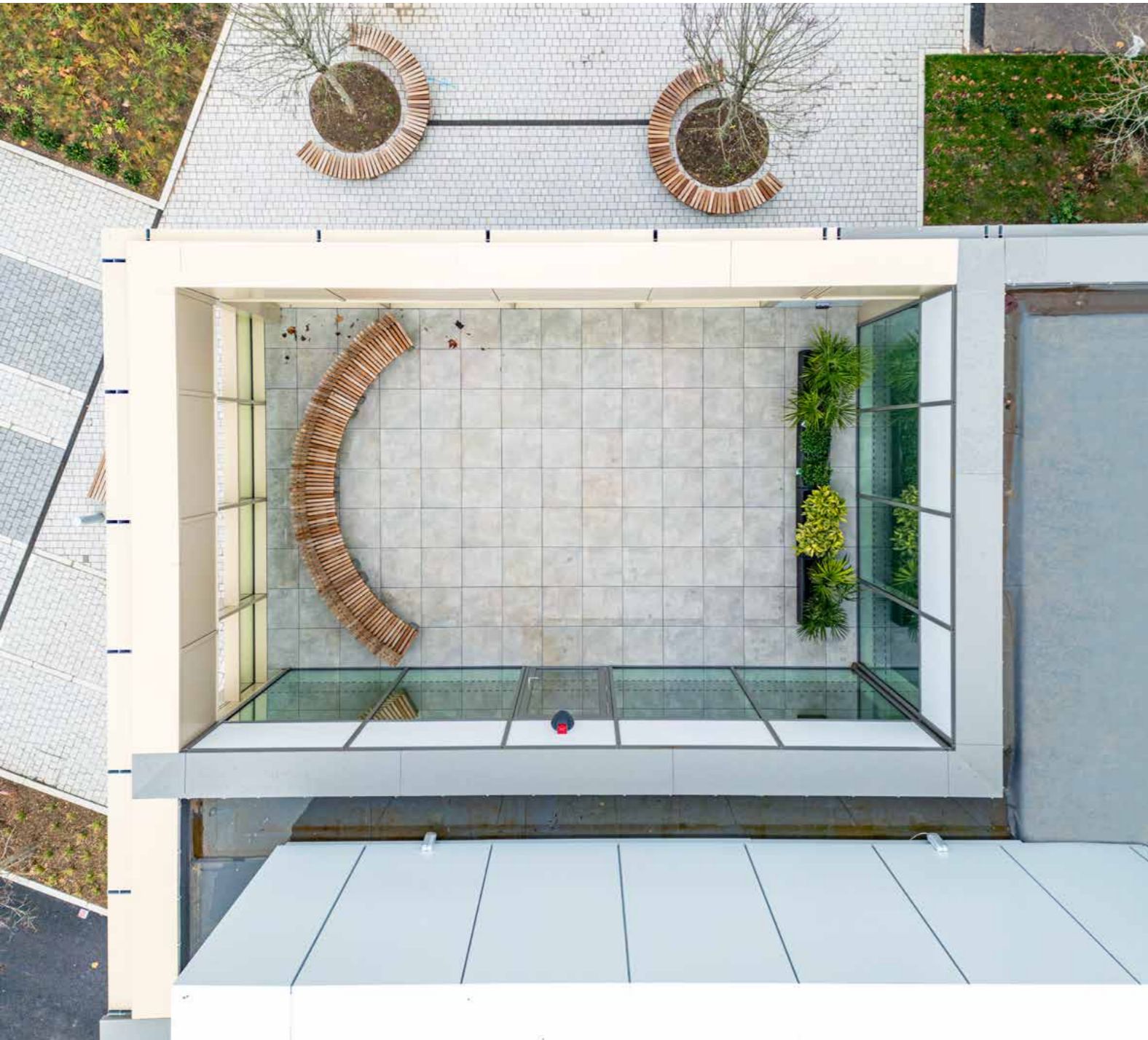


**SOLAR PANELS**  
Building solar panels offset the Building's carbon emissions



**FRESH AIR & BUILDING VENTILATION**  
Mixed mode ventilation, using open windows for free cooling and ventilation

COMMUNAL



3RD FLOOR TERRACE

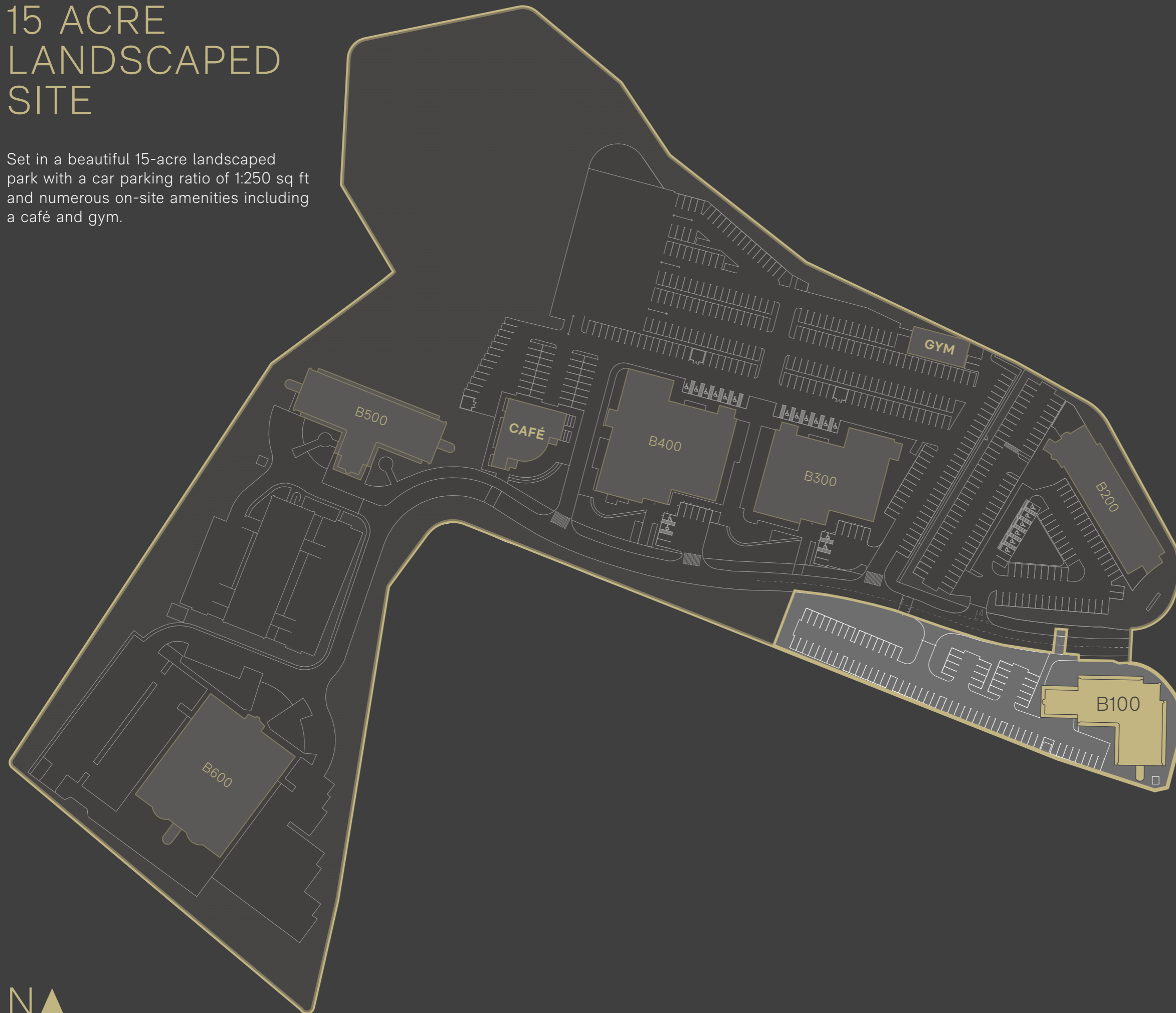
OUTSIDE SPACE





# 15 ACRE LANDSCAPED SITE

Set in a beautiful 15-acre landscaped park with a car parking ratio of 1:250 sq ft and numerous on-site amenities including a café and gym.



B100

Available - 23,950 sq ft

B200



PageGroup

B300



B400

Available - 7,401 sq ft

Knights plc



Brambles *CHEP*



Schindler

B500

Available - 1,991 sq ft



CREST  
NICHOLSON



Handelsbanken

B600



Cochlear™





1. Bourne Delicious



4. Bourne Active

ENJOY  
EXCELLENT  
AMENITIES



5. Bourne Wild

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 food and beverage 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



2. Bourne Kind



6. Bourne Social





3. Bourne Inspired

**BOURNE** *to be*

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


# EXPERIENCE THE GREENER SIDE OF LONDON


 HEATHROW AIRPORT  
12 MINUTES (11 MILES) 


M25


J11 M25 / J11 4 MINUTES (1.8 MILES)

A317

 ADDLESTONE ONE, SHOPPING CENTRE


ADDLESTONE STATION 

6 MINUTES 


 BOURNE CAFE


B100

 GYM

SOPHIE'S CAFE 

A317

 WEYBRIDGE TOWN CENTRE  
3 MINUTES (0.5 MILES)

 WEYBRIDGE STATION  
5 MINUTES (1.5 MILES)

# READY TO CONNECT

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

A wide range of regional transport options are available at Bourne Business Park as well as being served by local public transport.

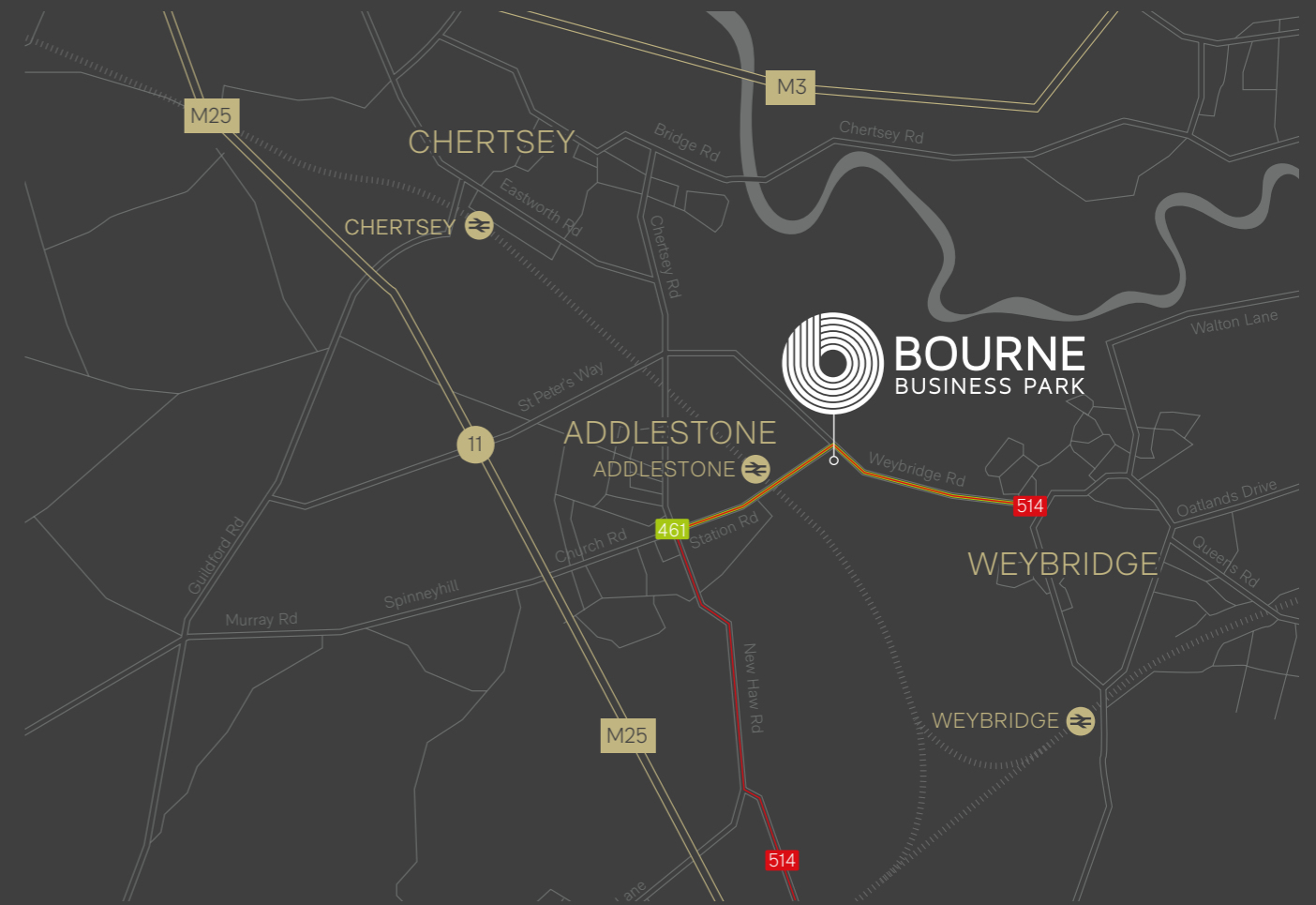
## BUS SERVICES

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

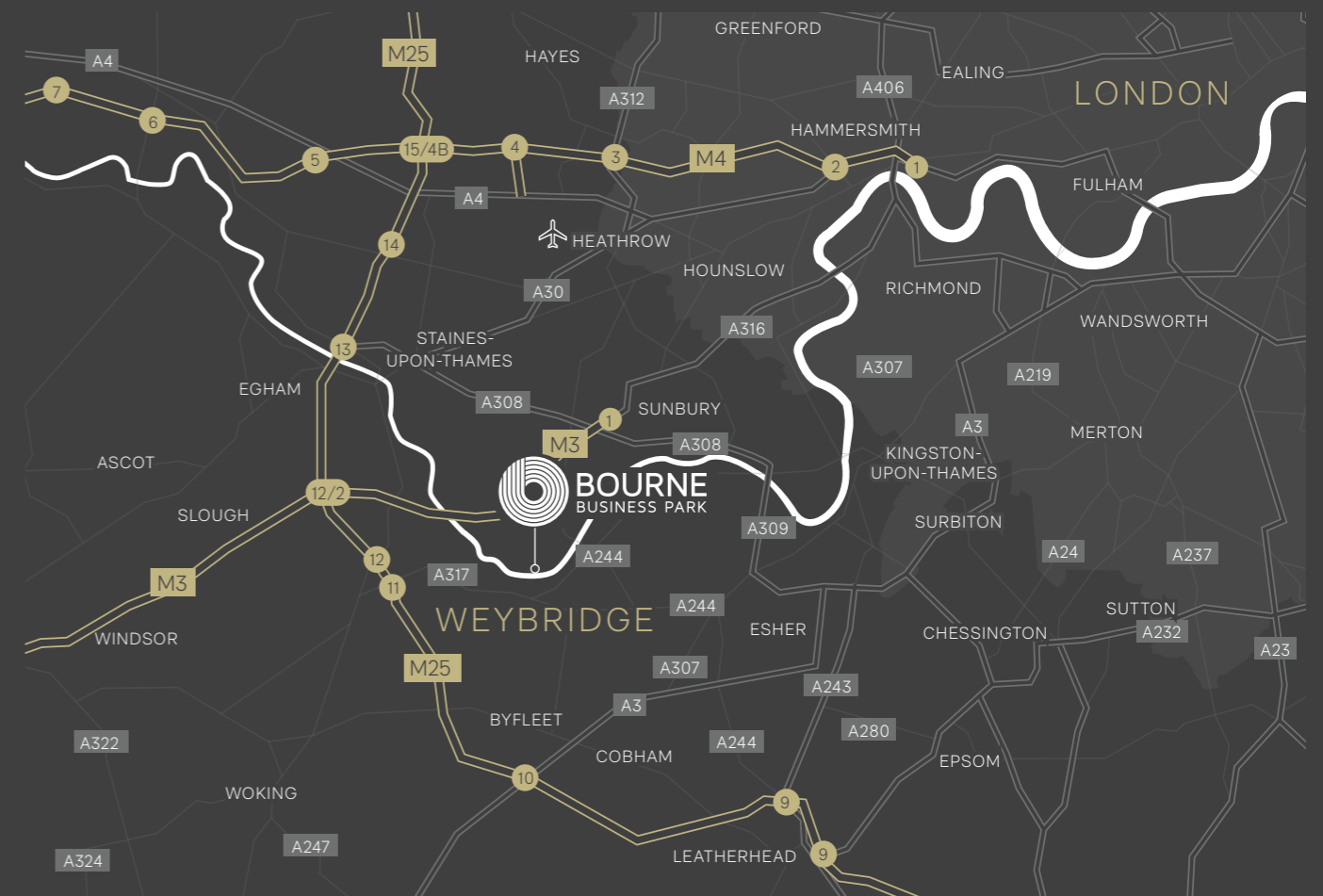
**514 Serving:** Weybridge, Addlestone, New Haw, Byfleet, Hersham, Field Common Estate, Molesey, Thames Ditton, Surbiton and Kingston.

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	4.0	Addlestone to Richmond	38
A3	4.5	Addlestone to Reading	49
Heathrow Airport	11.0		
Central London	22.0		
Gatwick Airport	31.4		

Source: Google Maps



KT15 2NX ///REWARD.TOWN.PULSE





100

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

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Owned by:

**ARA EUROPE**

**STRAITS**  
REAL ESTATE

Website:

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