SMART BUSINESSES MAKE SMART DECISIONS. LIKE CHOOSING BOURNE BUSINESS PARK AS THEIR NEW OFFICE LOCATION. COME AND JOIN CHEP, ORICA AND MUNDAY’S; FANTASTIC BUSINESSES THAT ARE ALREADY HERE.

WE HAVE OVER 90,000 SQ FT OF OUTSTANDING OFFICE SPACE ACROSS TWO BUILDINGS. FOCUSING ON WELLNESS, ENVIRONMENT, AMENITIES AND FLEXIBILITY, EACH BUILDING FEATURES HIGH SPECIFICATION DESIGN & BUILD QUALITY AND AMPLE PARKING. THERE IS ALSO A GREAT CAFÉ ONSITE AND ALL JUST 1.5 MILES FROM THE M25 (J11), 11 MILES FROM HEATHROW AND 35 MINUTES BY TRAIN FROM LONDON WATERLOO.
SMART CHOICE

300 DASHWOOD LANG ROAD
40,241 SQ FT

400 DASHWOOD LANG ROAD
53,037 SQ FT (15,708 SQ FT REMAINING)
300 AND 400 DASHWOOD LANG ROAD ARE THE NEWEST ADDITIONS TO BOURNE BUSINESS PARK

Perfectly located, brilliantly designed and delivering the highest build specifications, we have everything your company and employees could need: from secure bike storage to electric car charging points; offices flooded with natural light to beautiful landscaped surroundings; an onsite café to regular yoga and fitness bootcamps.

300 Dashwood Lang Road
40,241 sq ft

400 Dashwood Lang Road
53,037 sq ft
SMART ENVIRONMENT

DESIGN FEATURES

• Flexible zone office space as well as serviced offices onsite
• Roof terraces
• Triple-height receptions
• Car park parking ratio of 1:198 sq ft
• Designed to 1:8 sq m
• EPIC: 6
• BREEAM Excellent
• Shower facilities
• Cycle spaces
Caffè Kix brings café culture to Bourne Business Park. As the UK’s leading independent workplace café operator, they offer:

- Exciting menus that change regularly
- Landscaped outdoor seating area
- Seating for 102 (66 internal and 36 external)
- Free Wi-Fi

300 and 410 Dashwood Lang Road provide generous car parking and cater for the needs of those more active employees with plenty of cycle spaces, a trim trail, yoga and fitness bootcamps, onsite and ample shower facilities.
LOCAL AREA

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
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.

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.

### Travelling by car (miles)*
- Weybridge Town Centre: 0.5
- Weybridge Station: 1.5
- J11 M25: 1.5
- J12 M3/M25: 4
- A3: 4.5
- Heathrow Airport: 11
- Central London: 22

### Travelling by train (minutes)**
- Weybridge to Woking: 7
- Weybridge to Clapham Junction: 29
- Weybridge to London Waterloo: 35
- Addlestone to Richmond: 40
- Addlestone to Reading: 50

---

**Source:** Google Maps  **thetrainline.com

---

**Regional Map**

**Local Map**

---

**Bourne Business Park**

---

**Smart Connections**

---

**Source:** www.surreycc.gov.uk
### SMART SPECIFICATION

#### SCHEDULE OF FLOOR AREAS (IPMS 3)

<table>
<thead>
<tr>
<th>Address</th>
<th>Third Floor</th>
<th>Second Floor</th>
<th>First Floor</th>
<th>Ground Floor</th>
<th>Total</th>
<th>Terrace</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>300 Dashwood Lang Road</strong></td>
<td>709</td>
<td>1,054</td>
<td>997</td>
<td></td>
<td>3,736</td>
<td>330</td>
<td>603 cars (1,198 sq ft)</td>
</tr>
<tr>
<td><strong>400 Dashwood Lang Road</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Third (Let to CHEP)</strong></td>
<td>1,029</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Second (Let to Mundays)</strong></td>
<td>1,367</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>First (Let to Mundays)</strong></td>
<td>1,278</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Ground</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Office 1 West</strong></td>
<td>411</td>
<td>687</td>
<td></td>
<td></td>
<td>1,098</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Office 2 East</strong></td>
<td>411</td>
<td>429</td>
<td></td>
<td></td>
<td>840</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Reception</strong></td>
<td>104</td>
<td>134</td>
<td></td>
<td></td>
<td>238</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>3,736</td>
<td>4,924</td>
<td></td>
<td></td>
<td>8,660</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Excluding terrace*
300 DASHWOOD LANG ROAD

GROUND FLOOR

<table>
<thead>
<tr>
<th>SPACES 3 (sq m) (sq ft)</th>
<th>Offices</th>
<th>Reception</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>872</td>
<td>104</td>
</tr>
<tr>
<td>9,391</td>
<td>9,224</td>
<td></td>
</tr>
</tbody>
</table>

1ST FLOOR

<table>
<thead>
<tr>
<th>SPACES 3 (sq m) (sq ft)</th>
<th>Offices</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>997</td>
</tr>
<tr>
<td>10,738</td>
<td></td>
</tr>
</tbody>
</table>
400 DASHWOOD LANG ROAD

GROUND FLOOR

Office 1 (West)  687  7,401
Office 2 (East)  429  4,627
Reception       134  1,447

1ST FLOOR

Offices       1,278  13,764

Space let to Orica
Space let to Mundays
Lockers and showers
400 DASHWOOD LANG ROAD

2ND FLOOR

<table>
<thead>
<tr>
<th>SPACES</th>
<th>(sq m)</th>
<th>(sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>1,367</td>
<td>14,717</td>
</tr>
</tbody>
</table>

Space let to CHEP

3RD FLOOR

<table>
<thead>
<tr>
<th>SPACES</th>
<th>(sq m)</th>
<th>(sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>1,029</td>
<td>11,081</td>
</tr>
<tr>
<td>Terrace</td>
<td>328</td>
<td>3,532</td>
</tr>
</tbody>
</table>
Suspended Ceiling
600x600mm metal tile with plasterboard margins
600mm overall void to provide a minimum 450mm clear mechanical services void plus 150mm lighting zone (inc. ceiling depth)

Structural Live Loading
- Office: 3.0+1.0 = 4.0 KN/m²
- Plant: 7.5 KN/m²
- Roof: 0.6 KN/m²

Structural Dead Loading
- 0.85 KN/m²

Small Power Loading
- 25W/sq m (+ 10W/sq m @ riser)

Lighting Standard
- 350 to 450 lux shall be achieved at desk top height (0.8m AFFL)
- LED lighting – LG7 compliant

Temperature Standard
- Summer: 22 deg C +/- 1.5 deg C
- Winter: 20 deg C +/- 1.5 deg C

Fresh Air Standard
- 12 l/s/person based on 1.0 l/sec

Air Conditioning System
- VRF

Noise Criteria
- Spec – NR38

Facade
- New Facade generally:
  - Capped curtain walling to form vertically proportioned windows with solid obscured back painted glass panels
  - U & G values as defined within Energy Performance model (typically: Clear Glazing U-Value 1.5/G Value 0.34)
  - Metsec panels with rendered finish

Reception Pavilion:
- FW curtain walling with horizontal metal louvres
- Frameless glass revolving entrance door

Parking Provision
- Vehicles:
  - Total provision on site – 470 bays
  - 300 Dashwood Lang Road – 203 cars
  - 400 Dashwood Lang Road – 267 cars
- Cycles:
  - 92 cycle spaces

Disabled WC Provision
- 7 x accessible WC facilities per building
- (1 guest WC facility)
- 1 No. ‘DOC M’ accessible WC cubicle located within toilet, separate sex facilities
- Ambulant cubicles provided within general WC provision

Scheme Summary
- Address: Bourne Business Park, Dashwood Lang Road, Weybridge KT15 2NX
- Local Authority: Runnymede BC
- Outline Approval Reference: RU.13/1311 for up to 11,400 sq m office with ancillary café and 470 car parking spaces (partially decked)
- Reserved Matters Approval Reference: RU.14/1628, dated 09/01/2015, pursuant to above Outline Approval
- Non material amendment RU.15/1405

Completed Scheme
- Two 4-storey new build offices to provide a total of circa 93,278 sq ft IPMS 3 B1 accommodation plus ancillary café and parking for 470 cars
- 300 Dashwood Lang Road: circa 40,241 sq ft IPMS 3
- 400 Dashwood Lang Road: circa 53,037 sq ft IPMS 3

Café
- 2,339 sq ft

Outline Building Specification
- EPC A and BREEAM ‘Excellent’
- Max Plan Depth (Window/Window or Window/Atrium)
  - 300 Dashwood Lang Road: 16.5m maximum
  - 400 Dashwood Lang Road: 18m maximum
- Structural
  - Column Grid: 7.5m & 7.5/9.0m
  - Planning Grid: 1.5m
  - Typical office slab to slab height: 3.0m
  - Typical clear floor to ceiling height in office areas: 2.8m

Proposed Lift Provision
- 2 x 13 person lifts per building
- BCO Journey Standards

Occupancy Provisions
- Office: 18 m²
- WC Provision: 18 m²
- Designed office occupancy rate: 18 m²

Shower Provision
- 300 Dashwood Lang Road – 4 showers, including 1 accessible shower at ground floor level, plus changing and locker area
- 400 Dashwood Lang Road – 5 showers, including 1 accessible shower at ground floor level, plus changing and locker area

Raised Access Floor
- 600x600mm galvanised steel encapsulated 150mm overall to provide a minimum 100mm clear services void

Suspected Ceiling
- 600x600mm metal tile with plasterboard margins
- 600mm overall void to provide a minimum 450mm clear mechanical services void plus 150mm lighting zone (inc. ceiling depth)

Structural Line Loading
- 3.0+0.4=3.4 KN/m² (Office)
- 7.5 KN/m² (Plant)
- 0.5 KN/m² (Floor)

Structural Dead Loading
- 0.85 KN/m²

Small Power Loading
- 25W/sq m (+ 10W/sq m @ riser)

Lighting Standard
- 350 to 450 lux shall be achieved at desk top height (0.8m AFFL)
- LED lighting – B07 compliant

Temperature Standard
- Summer: 22 deg C +/- 1.5 deg C
- Winter: 20 deg C +/- 1.5 deg C

Fresh Air Standard
- 12 l/s/person based on 1.0 l/sec

Air Conditioning System
- VRF

Noise Criteria
- Spec – NR38

Facade
- New Facade generally:
  - Capped curtain walling to form vertically proportioned windows with solid obscured back painted glass panels
  - U & G values as defined within Energy Performance model (typically: Clear Glazing U-Value 1.5/G Value 0.34)
  - Metsec panels with rendered finish

Reception Pavilion
- FW curtain walling with horizontal metal louvres
- Frameless glass revolving entrance door

Parking Provision
- Vehicles:
  - Total provision on site – 470 bays
  - 300 Dashwood Lang Road – 203 cars
  - 400 Dashwood Lang Road – 267 cars
- Cycles:
  - 92 cycle spaces

Disabled WC Provision
- 7 x accessible WC facilities per building (1 guest WC facility)
- 1 No. ‘DOC M’ accessible WC cubicle located within toilet, separate sex facilities
- Ambulant cubicles provided at ground floor level

Non material amendment
If you require any more information, please contact the joint sole letting agents:

A development by:

JLL

James Finnis
T: +44(0)20 8233 2534
james.finnis@es.jll.com

Charles West
T: +44(0)20 7087 5968
charles.west@es.jll.com

Roger Evans
T: +44(0)20 8233 2531
roger.evans@es.jll.com

Cushman & Wakefield

Henry Harrison
T: +44(0)20 7522 3420
henry.harrison@cushwake.com

Jeremy Rodale
T: +44(0)20 7522 3429
jeremy.rodale@cushwake.com

If the particulars contained in this brochure are correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. They are given without responsibility on behalf of Jones Lang LaSalle, Cushman & Wakefield and/or their clients. They are not to be relied upon as statements or representations of fact and no warranty is given that they are correct. Date of publication: September 2018.