#BOURNESMART

300 & 400
DASHWOOD LANG ROAD, WEYBRIDGE KT15 2NX
SMART BUSINESSES MAKE SMART DECISIONS. LIKE CHOOSING BOURNE BUSINESS PARK AS THEIR NEW OFFICE LOCATION. COME AND JOIN CHEP, ORICA, MUNDAYS AND SCHINDLER LIFTS; 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.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof terraces</td>
<td>For both buildings</td>
</tr>
<tr>
<td>Occupational density</td>
<td>1:8 sq m</td>
</tr>
<tr>
<td>Parking for 470 cars</td>
<td>1:198 sq ft</td>
</tr>
<tr>
<td>EPC</td>
<td>‘A’</td>
</tr>
<tr>
<td>BREEAM</td>
<td>Excellent</td>
</tr>
<tr>
<td>Secure cycle spaces</td>
<td>92</td>
</tr>
<tr>
<td>Caffè Kix</td>
<td>Onsite</td>
</tr>
<tr>
<td>Running club &amp; bootcamps</td>
<td></td>
</tr>
<tr>
<td>Serviced offices</td>
<td>Onsite</td>
</tr>
<tr>
<td>Shower facilities</td>
<td></td>
</tr>
<tr>
<td>Yoga classes</td>
<td>Onsite</td>
</tr>
</tbody>
</table>
SMART CHOICE

300 DASHWOOD LANG ROAD
40,241 SQ FT

400 DASHWOOD LANG ROAD
53,037 SQ FT (15,708 SQ FT REMAINING)
SMART OPPORTUNITY

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
• Excellent parking ratio of 1:198 sq ft
• Designed to 1:8 sq m
• EPC ‘A’
• 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 400 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
- Great bars & restaurants
- Fantastic shopping
- Excellent schools

SMART LOCATION

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 (minutes)**

- 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: 38
- Addlestone to Reading: 50

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

<table>
<thead>
<tr>
<th>300 Dashwood Lang Road</th>
<th>400 Dashwood Lang Road</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(sq m)</td>
</tr>
<tr>
<td><strong>Third</strong></td>
<td>709</td>
</tr>
<tr>
<td><strong>Second</strong></td>
<td>1,054</td>
</tr>
<tr>
<td><strong>First</strong></td>
<td>997</td>
</tr>
<tr>
<td><strong>Ground</strong></td>
<td></td>
</tr>
<tr>
<td>Office 1 West</td>
<td>441</td>
</tr>
<tr>
<td>Office 2 East</td>
<td>431</td>
</tr>
<tr>
<td>Reception</td>
<td>104</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>3,736</td>
</tr>
<tr>
<td><strong>Terrace</strong></td>
<td>330</td>
</tr>
<tr>
<td>Parking</td>
<td>303 cars</td>
</tr>
</tbody>
</table>

*Excluding terrace

Parking: 203 cars (1:198 sq ft*)

Parking: 267 cars (1:198 sq ft*)
300 DASHWOOD LANG ROAD

GROUND FLOOR

Offices 872 9,391
Reception 104 1,124

1ST FLOOR

Offices 997 10,738

Lockers and showers
300 DASHWOOD LANG ROAD

2ND FLOOR

<table>
<thead>
<tr>
<th>SPACES 3 (sq m)</th>
<th>(sq ft)</th>
</tr>
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<tbody>
<tr>
<td>Offices</td>
<td>1,054</td>
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3RD FLOOR

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400 DASHWOOD LANG ROAD

**GROUND FLOOR**

<table>
<thead>
<tr>
<th>SPACE 3 (sq m)</th>
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</tr>
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<tbody>
<tr>
<td>Office 1 (West)</td>
<td>687</td>
</tr>
<tr>
<td>Office 2 (East)</td>
<td>429</td>
</tr>
<tr>
<td>Reception</td>
<td>134</td>
</tr>
</tbody>
</table>

- Space let to Orica
- Lockers and showers

**1ST FLOOR**

<table>
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<tr>
<th>SPACE 3 (sq m)</th>
<th>(sq ft)</th>
</tr>
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<tbody>
<tr>
<td>Office</td>
<td>1,278</td>
</tr>
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</table>

- Space let to Mundays
**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 102,786 sq ft IPSM 3 B1 accommodation plus ancillary café and parking for 470 cars

**300 Dashwood Lang Road:**

- **Floor Area:** circa 40,241 sq ft IPSM 3
- **Cafe:** 3,335 sq ft

**400 Dashwood Lang Road:**

- **Floor Area:** circa 53,037 sq ft IPSM 3
- **Cafe:** 2,335 sq ft

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**Outline Building Specification**

**EPC and BREEAM ‘Excellent’**

**Max Plan Depth**

- **Window/Window:** 16.5m maximum
- **Window/Atrium:** 6.5m minimum

**Structural**

- **Columns Grid:** 7.5m & 7.5/9.0m
- **Planning Grid:** 1.5m
- **Typical floor to slab height:** 3.95m
- **Typical clear floor to ceiling height in office areas:** 2.85m

**Proposed Lift Provision**

2 x 13 person lifts per building

**BCIS Journey Standards**

**Occupancy Provisions**

- **Office:** 18 sq m
- **WC Provision:** 1.8 sq m

**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 legs**

**Air Conditioning System**

- **VRF**

**Noise Criteria**

- **Sprt. **
- **Mthr.**

**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 louveres**
- **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 No. ‘DOC M’ accessible WC cubicle located within toilet, separate sex facilities**
- **Accessible showers at ground floor level**
- **Ambulant cubicles provided within general WC provision**

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