#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 AND MUNDAYS; 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.

- Roof terraces for both buildings
- 1:8 sq m
- Occupational density
- Parking for 470 cars (1:198 sq ft)
- EPC ‘A’
- BREEAM Excellent
- 92 secure cycle spaces
- Caffè Kix onsite
- Running club & bootcamps
- Serviced offices onsite
- Shower facilities
- Yoga classes onsite
- Business services

BOURNE BUSINESS PARK
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 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
- 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.

- 111 bedroom Premier Inn hotel
- 220 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 M25/M3: 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

*Source: *www.surreycc.gov.uk  **Source: *Google Maps  **thetrainline.com
### SCHEDULE OF FLOOR AREAS (IPMS 3)

#### 300 Dashwood Lang Road

<table>
<thead>
<tr>
<th>Floor</th>
<th>Office 1 West</th>
<th>Office 2 East</th>
<th>Reception</th>
<th>Total</th>
<th>Terrace</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Third</td>
<td>441</td>
<td>431</td>
<td>104</td>
<td>3,736</td>
<td>40,241</td>
<td>503 cars</td>
</tr>
<tr>
<td>Second</td>
<td>687</td>
<td>429</td>
<td>134</td>
<td>4,924</td>
<td>53,037</td>
<td>503 cars</td>
</tr>
<tr>
<td>First</td>
<td>251</td>
<td>429</td>
<td>134</td>
<td>1,054</td>
<td>11,347</td>
<td>251 cars</td>
</tr>
<tr>
<td>Ground</td>
<td>687</td>
<td>429</td>
<td>134</td>
<td>1,054</td>
<td>11,347</td>
<td>251 cars</td>
</tr>
</tbody>
</table>

#### 400 Dashwood Lang Road

<table>
<thead>
<tr>
<th>Floor</th>
<th>Office 1 West (Let to Orica)</th>
<th>Office 2 East</th>
<th>Reception</th>
<th>Total</th>
<th>Terrace</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Third</td>
<td>687</td>
<td>429</td>
<td>134</td>
<td>1,054</td>
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<td>11,347</td>
<td>251 cars</td>
</tr>
</tbody>
</table>

*Excluding terrace*
300 DASHWOOD LANG ROAD

GROUND FLOOR

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

1ST FLOOR

<table>
<thead>
<tr>
<th>SPACES 3 (sq m)</th>
<th>(sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>997</td>
</tr>
</tbody>
</table>

Lockers and showers
300 DASHWOOD LANG ROAD

2ND FLOOR

<table>
<thead>
<tr>
<th>SPACES 3</th>
<th>(sq m)</th>
<th>(sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>1,084</td>
<td>11,347</td>
</tr>
</tbody>
</table>

3RD FLOOR

<table>
<thead>
<tr>
<th>SPACES 3</th>
<th>(sq m)</th>
<th>(sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>709</td>
<td>7,641</td>
</tr>
<tr>
<td>Terrace</td>
<td>330</td>
<td>3,559</td>
</tr>
</tbody>
</table>
400 DASHWOOD LANG ROAD

GROUND FLOOR

<table>
<thead>
<tr>
<th>SPACE 3</th>
<th>(sq m)</th>
<th>(sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office 1 (West)</td>
<td>687</td>
<td>7,401</td>
</tr>
<tr>
<td>Office 2 (East)</td>
<td>429</td>
<td>4,627</td>
</tr>
<tr>
<td>Reception</td>
<td>134</td>
<td>1,447</td>
</tr>
</tbody>
</table>

1ST FLOOR

<table>
<thead>
<tr>
<th>SPACE 3</th>
<th>(sq m)</th>
<th>(sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>1,278</td>
<td>13,754</td>
</tr>
</tbody>
</table>

Space let to Orica
Space let to Mundays
Lockers and showers
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
3.0+1.0=4.0 KN/m² (Office)
7.5 KN/m² (Plant)
0.6 KN/m² (Roof)

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

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
Fronteles glass revolveng entrance door

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

Disabled WC Provision
1 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

SMART SPECIFICATION

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
The 4 storey new build offices to provide a total of circa 90,738 sq ft (SPMS 3 B1) accommodation plus ancillary car park and parking for 470 cars
300 Dashwood Lang Road:
approx 40,241 sq ft
400 Dashwood Lang Road:
approx 53,037 sq ft
Café:
2,335 sq ft

Outline Building Specification
EPC A and BREEAM ‘Excellent’
Max Floor Depth (Window/Window or Window/Intraz)

200 Dashwood Lang Road:
16.5m maximum
6.5m minimum
400 Dashwood Lang Road:
18m maximum
10m minimum

Structural
Columns Grid:
7.5m & 7.5/9.0m
Planning Grid:
1.5m
Typical office slab to slab height:
3.90m
Typical floor slab to ceiling height:
in office areas:
2.85m

Proposed Lift Provision
2 x 13 person lifts per building

BSI Journey Standards
Occupancy Provisions
Escape:
18 sq m
WC Provision:
16 sq m
Desgned office
occupation rate:
18 sq m

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

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

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