

200

DASHWOOD LANG ROAD



200 DASHWOOD LANG ROAD, WEYBRIDGE KT15 2NX



SMART OPPORTUNITY

We know that smart businesses make smart decisions. Like considering Bourne Business Park for your new office location.

200 Dashwood Lang Road, Bourne Business Park, has recently undergone a total refurbishment and now offers 7,430-23,143 sq ft of premium office space across three floors in an extensive landscaped environment.



EPC 'A'
BREEAM Excellent



126 car spaces
(1:177 sq ft)



J11 M25 1.5
miles



2 stations serving
London Waterloo



Caffè Kix
onsite



SMART ENVIRONMENT

The park & building

Whilst there are plenty of local amenities near to Bourne Business Park, the Park itself and the refurbished building offers many of the onsite facilities demanded by today's occupier, including an extensive landscaped environment with trim trail.

The building provides generous car parking and caters for the needs of those more active employees with plenty of cycle spaces and showers.

Specification

- New VRF comfort cooling/heating system
- New glazing
- LED lighting
- Metal tiled suspended ceilings
- Accessible raised floors with carpeting
- Flexible floor plates
- 5 showers
- 126 car parking spaces (ratio 1:177 sq ft)
- 24 cycle spaces
- EPC A
- BREEAM 'Excellent'



Electric car charging points



24 cycle spaces



5 showers



Roof terrace



4



5







Amenities & events

Building 200 and the surrounding Park boast a range of amenities including a great onsite café. They also host events, from regular monthly local markets to yoga classes, a running club and fitness bootcamps. For those who cycle, there is secure cycle parking and showers, and there are charging stations for electric cars.

Caffè Kix offers:

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



 Caffè Kix onsite	 Varied menu & corporate catering	 Free Wi-Fi
 Yoga classes onsite	 Running club & bootcamps	 Trim trail
 Regular markets	 Serviced offices onsite	

SMART COMPANY

Bourne Business Park and the immediate surrounds are home to a host of international blue chip companies that enjoy the benefits of its location and amenities.





SMART LOCATION

Two affluent town centres, Addlestone and Weybridge, are within walking distance.



Fantastic shopping



Great bars & restaurants



Excellent schools



Hotel



Cinema



Gyms



Out and about

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

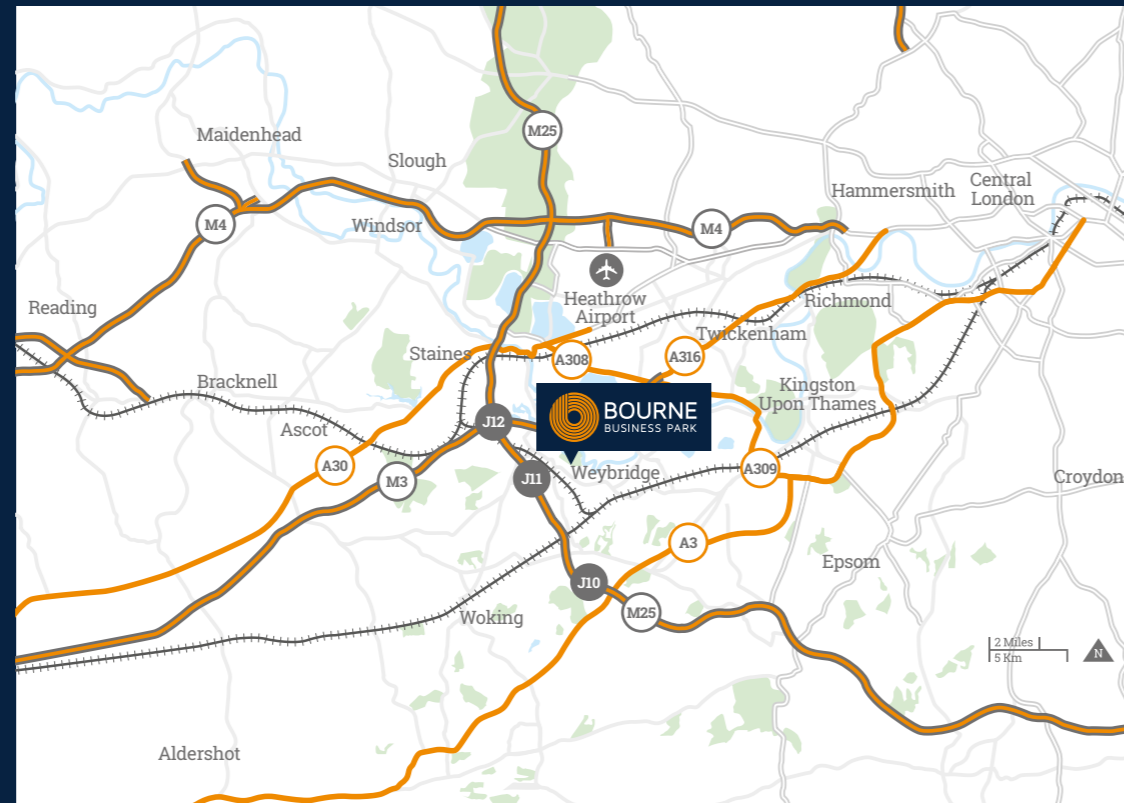
The Addlestone ONE Town Centre Regeneration project, close to Bourne Business Park, is an exciting development of shops, leisure facilities, homes and public spaces creating a vibrant new environment for people to work, visit and live.

- 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

SMART CONNECTIONS

Regional

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.



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.

- 
Heathrow
11 miles
- 
Central London
22 miles
- 
J11 M25 1.5
miles
- 
2 local bus
routes
- 
2 stations serving
London Waterloo



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, Hershams, Field Common Estate, Molesey, Thames Ditton, Surbiton and Kingston.

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)**

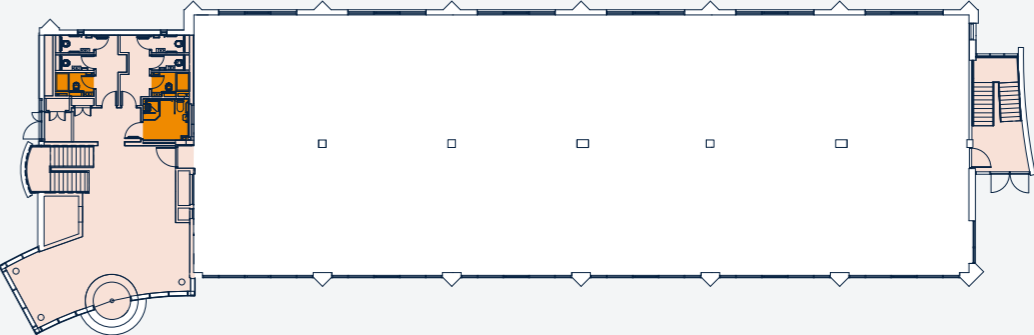
Weybridge to Woking	7
Weybridge to Clapham Junction	29
Weybridge to London Waterloo	35
Addlestone to Richmond	38
Addlestone to Reading	50

Sources: *Google Maps, **The Trainline

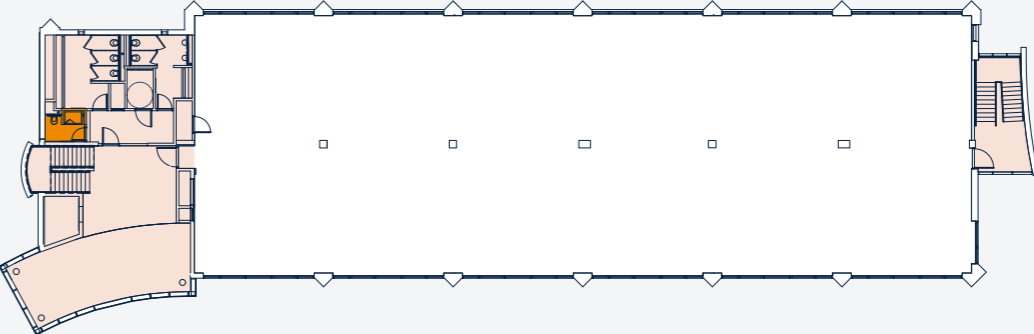
SMART ACCOMMODATION

Schedule of Floor Areas (IPMS 3)	(sq m)	(sq ft)
Second floor	696.1	7,493
First floor	692.7	7,456
Ground floor	690.3	7,430
Reception	71	764
Total	2,150.1	23,143
Terrace	37.9	409
Parking		126 cars (1:177 sq ft)

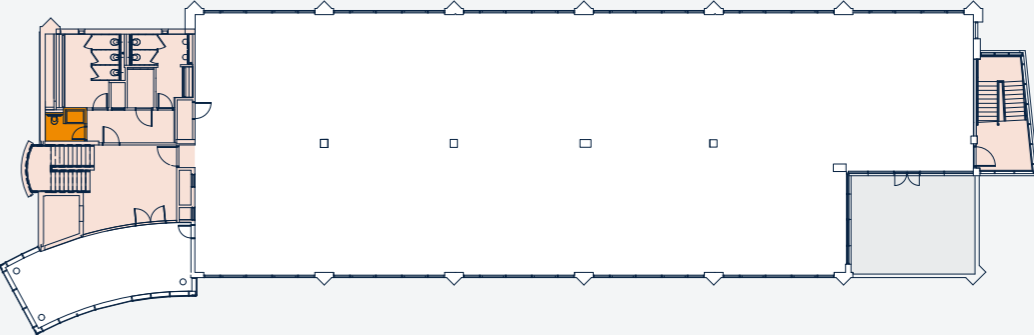
GROUND FLOOR



1ST FLOOR



2ND FLOOR



■ Showers
■ Terrace

CONTACTS

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