WE KNOW THAT SMART BUSINESSES MAKE SMART DECISIONS. LIKE CONSIDERING BOURNE BUSINESS PARK FOR YOUR NEW OFFICE LOCATION.

WE HAVE OVER 90,000 SQUARE FEET OF OUTSTANDING NEW OFFICE SPACE ACROSS TWO BUILDINGS. EACH ONE FEATURES HIGH SPECIFICATION DESIGN & BUILD QUALITY, AMPLE PARKING AND THERE IS ALSO A GREAT CAFÉ ONSITE. ALL THIS AND JUST 1.5 MILES TO J11 OF THE M25, 11 MILES TO HEATHROW AND A 35 MINUTE TRAIN JOURNEY TO LONDON WATERLOO.
SMART OPPORTUNITY

300 AND 400 DASHWOOD LANG ROAD ARE THE NEWEST ADDITIONS TO BOURNE BUSINESS PARK

Location
• 1.5 miles to J11 M25
• 10 minute walk to Addlestone
• 20 minute walk to Weybridge
• 15 miles to Heathrow Airport
• 35 minute train journey to London Waterloo

Design
• Flexible new office space
• Roof terraces
• Triple height receptions
• Capable of being linked
• Excellent parking ratio of 1:198 sq ft
• Designed to 1.8 sq m
• EPC ‘A’
• BREEAM ‘Excellent’

300 Dashwood Lang Road
40,241 sq ft

400 Dashwood Lang Road
53,037 sq ft
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
- A bespoke environment
- Landscaped outdoor seating area
- Seating for 102 (66 internal and 36 external)
- Free Wi-Fi

Caffè Kix onsite

SMART ENVIRONMENT
SMART ENVIRONMENT

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 and ample shower facilities.
Bourne Business Park and the immediate surrounding area home to a host of international blue chip companies that enjoy the benefits of its location and amenities.

1. Addlestone ONE Shopping Centre (including Waitrose, Premier Inn, The Light Cinema) – coming soon
2. Tesco Extra
3. Cochlear
4. Juniper Networks
5. Mondi
6. Akamai
7. Misco
8. Caffè Kix
9. Page Group
10. Chep
11. St George’s College
12. Broadway Malyan
13. Toshiba

- 1.5 miles to Weybridge Station
- 0.5 miles to Weybridge Town Centre
- 1.5 miles to Heathrow Airport
- 0.5 miles to Addlestone Town Centre
- 0.5 miles to Addlestone ONE Shopping Centre
- 300 Dashwood Lang Road
- 400 Dashwood Lang Road
- M25/J11
- Heathrow Airport
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, housing excellent schools in both 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
- Addlestone ONE
- Weybridge Green
- Mercedes Benz World

Great bars & restaurants
Fantastic shopping
Excellent schools
SMART LOCATION
The Addlestone ONE Town Centre Regeneration project, close to Bourne Business Park, is an exciting development which is creating a new town centre for the area. New shops, leisure facilities, homes and public spaces will create a vibrant environment for people to work, visit and live. The project is due for completion in October 2017.

Some highlights of the development include:

- 101 bedroom hotel operated by Premier Inn
- 213 new homes
- A mix of quality retail units including a Waitrose supermarket
- A range of high quality restaurants
- A six-screen cinema operated by The Light Cinemas
- A new gym
- 445 car parking spaces
- Public landscaped spaces

Source: www.runnymede.gov.uk/addlestone
GLOBAL
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.

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.

SMART CONNECTIONS

<table>
<thead>
<tr>
<th>Traveling by car (miles)*</th>
<th>Traveling by train (minutes)**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weybridge Town Centre</td>
<td>0.5</td>
</tr>
<tr>
<td>Weybridge Station</td>
<td>1.5</td>
</tr>
<tr>
<td>J11 M25</td>
<td>4</td>
</tr>
<tr>
<td>J12 M3/M25</td>
<td>1.5</td>
</tr>
<tr>
<td>A3</td>
<td>4.5</td>
</tr>
<tr>
<td>Heathrow Airport</td>
<td>4</td>
</tr>
<tr>
<td>Central London</td>
<td>22</td>
</tr>
</tbody>
</table>

*Source: Google Maps, **Source: The Trainline
Heathrow 11 miles  J11 M25 1.5 miles  Central London 22 miles

2 local bus routes
2 stations serving London Waterloo

Local 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

Source: www.surreycc.gov.uk

LOCAL

35 MINUTES BY TRAIN TO LONDON WATERLOO STATION

5 MINUTES TO WEYBRIDGE TOWN CENTRE BY BUSES

5 MINUTES WALK TO ADDLESTONE TRAIN STATION

*Source: www.surreycc.gov.uk
### Schedule of Floor Areas (IPMS 3)

<table>
<thead>
<tr>
<th>Location</th>
<th>300 Dashwood Lang Road</th>
<th>400 Dashwood Lang Road</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(sq m)</td>
<td>(sq ft)</td>
</tr>
<tr>
<td>Third</td>
<td>709</td>
<td>7,641</td>
</tr>
<tr>
<td>Terrace</td>
<td>330</td>
<td>3,591</td>
</tr>
<tr>
<td>Second</td>
<td>1,054</td>
<td>11,347</td>
</tr>
<tr>
<td>First</td>
<td>997</td>
<td>10,738</td>
</tr>
<tr>
<td>Ground</td>
<td>872</td>
<td>9,391</td>
</tr>
<tr>
<td>Reception</td>
<td>104</td>
<td>1,124</td>
</tr>
<tr>
<td>Total</td>
<td>3,736</td>
<td>40,241</td>
</tr>
<tr>
<td>Total inc. terrace</td>
<td>4,066</td>
<td>43,800</td>
</tr>
<tr>
<td>Parking</td>
<td>263 cars (1:198 sq ft)</td>
<td>267 cars (1:198 sq ft)</td>
</tr>
<tr>
<td>Potential Building Link at Ground Floor</td>
<td>671</td>
<td>7,223</td>
</tr>
<tr>
<td>Floor</td>
<td>IPMS 3 (sq m)</td>
<td>IPMS 3 (sq ft)</td>
</tr>
<tr>
<td>-----------</td>
<td>---------------</td>
<td>---------------</td>
</tr>
<tr>
<td><strong>1ST FLOOR</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Offices</td>
<td>997</td>
<td>10,738</td>
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<td>1,124</td>
</tr>
</tbody>
</table>

- **Plant**
- **Lockers and showers**
300 DASHWOOD LANG ROAD

2ND FLOOR

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

3RD FLOOR

<table>
<thead>
<tr>
<th>SPACES 3 (sq m)</th>
<th>(sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>799</td>
</tr>
<tr>
<td>Terrace</td>
<td>330</td>
</tr>
</tbody>
</table>
400 DASHWOOD LANG ROAD

GROUND FLOOR

<table>
<thead>
<tr>
<th>SPAC3</th>
<th>(sq m)</th>
<th>(sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>1,156</td>
<td>12,828</td>
</tr>
<tr>
<td>Reception</td>
<td>136</td>
<td>1,447</td>
</tr>
</tbody>
</table>

1ST FLOOR

<table>
<thead>
<tr>
<th>SPAC3</th>
<th>(sq m)</th>
<th>(sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>1,278</td>
<td>13,764</td>
</tr>
</tbody>
</table>

Lockers and showers
**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

**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: 2,335 sq ft

**Outline Building Specification**

**EPC A and BREEAM ‘Excellent’**

**Max Floor Depth**

- Window/Window or Window/Atirium: 3.0m maximum
- 4.5m minimum

**Structural Colours Grid**

- 7.5m: 7.5 & 7.5 ft (Flat)
- 1.5m: 5.5 ft (Flat)

Typical floor slab 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: 9 sq m

**Designated office occupation area:** 18 sq m

**Structural Line Loading**

- 3.0+0.4=3.4 KN/m² (Office)
- 7.5 KN/m² (Plant)
- 0.6 KN/m² (Roof)

**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

**Raised Access Floor**

600x600mm metal tile with plasterboard margins

600mm overall void to provide a minimum 450mm clear mechanical services void plus 150mm lighting zone (including 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**

- 330 to 450 lux shall be achieved at desk top height (50 lux A/F/L)
- LED lighting – BREEAM compliant

**Temperance Standard**

- Summer 22 deg C +/- 1.5 deg C
- Winter 20 deg C +/- 1.5 deg C

**Fres Air Standard**

- 12 l/s/person, based on 1.0 sq m

**Temperature Standard**

- 1.5 deg C (Winter)
- 0.5 deg C (Summer)

**Reception Pavilion**

- FW curtain walling with horizontal metal trims
- Frontal 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
- Ambulant cubicles provided within general WC provision

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

**JLL**

**James Finnis**  
T: +44(0)20 8283 2534  
james.finnis@eu.jll.com

**Charles West**  
T: +44(0)20 7087 5668  
charles.west@eu.jll.com

**Roger Evans**  
T: +44(0)20 8283 2531  
roger.evans@eu.jll.com

**Cushman & Wakefield**

**Henry Harrison**  
T: +44(0)20 7152 5432  
henry.harrison@cushwake.com

**Jeremy Rodale**  
T: +44(0)20 7152 5429  
jeremy.rodale@cushwake.com

A development by:  
LaSalle  
www.lasalle.com

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