

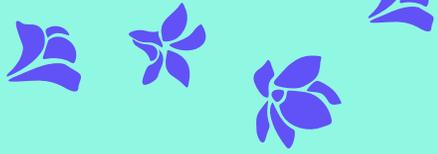


# THE HEIGHTS

WEYBRIDGE

OFFICE SPACE BEST IN CLASS  
**AVAILABLE NOW**

# OUR DIVERSE COMMUNITY



Wilmott Dixon  
Daikin / Qualco  
Yoooserv / Rakuten /  
Octopus / Hyosung



2nd Floor  
8,017 sq ft  
1st Floor  
16,144 sq ft  
Ground Floor  
16,142 sq ft



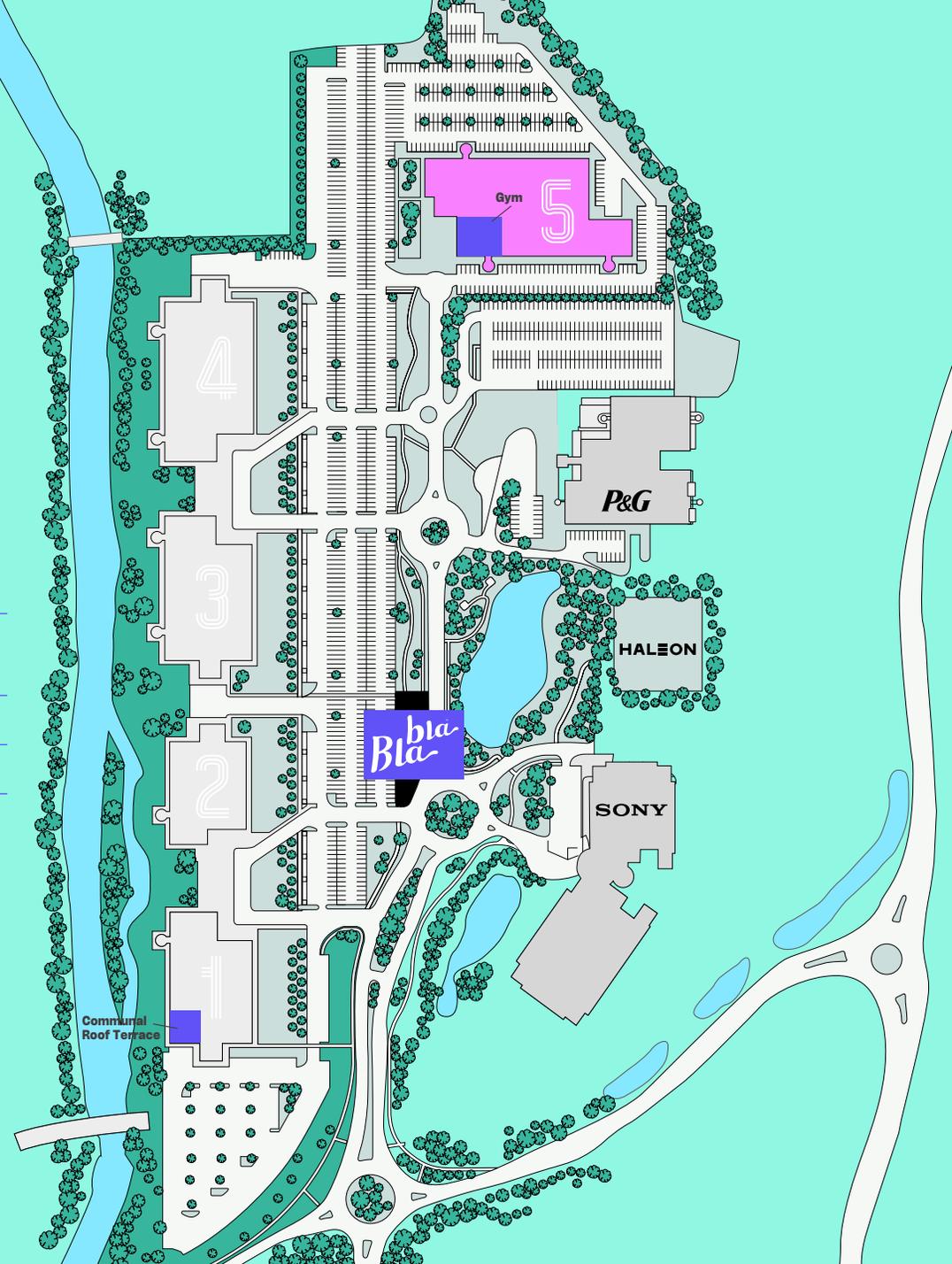
2nd Floor  
12,559 sq ft  
Part Ground  
11,767 sq ft  
AB Initio  
Dentsply Sirona



2nd Floor  
14,357 sq ft  
1st Floor  
30,067 sq ft  
TGS



Part 2nd Floor  
10,438 sq ft  
AXA  
Dairycrest  
Samsung / Yoooserv  
Yoooserv / Mondi  
Synamedia



SPACE BEST IN CLASS  
AVAILABLE NOW



5

PARKING

5

Sepia

AIA

SAMSUNG

WISEW

HANLON

HANLON

EDGE  
ETC





**BUILDING 5 OFFERS  
AN IMPRESSIVE  
FULLY REFURBISHED,  
TRIPLE-HEIGHT  
ARRIVAL EXPERIENCE**



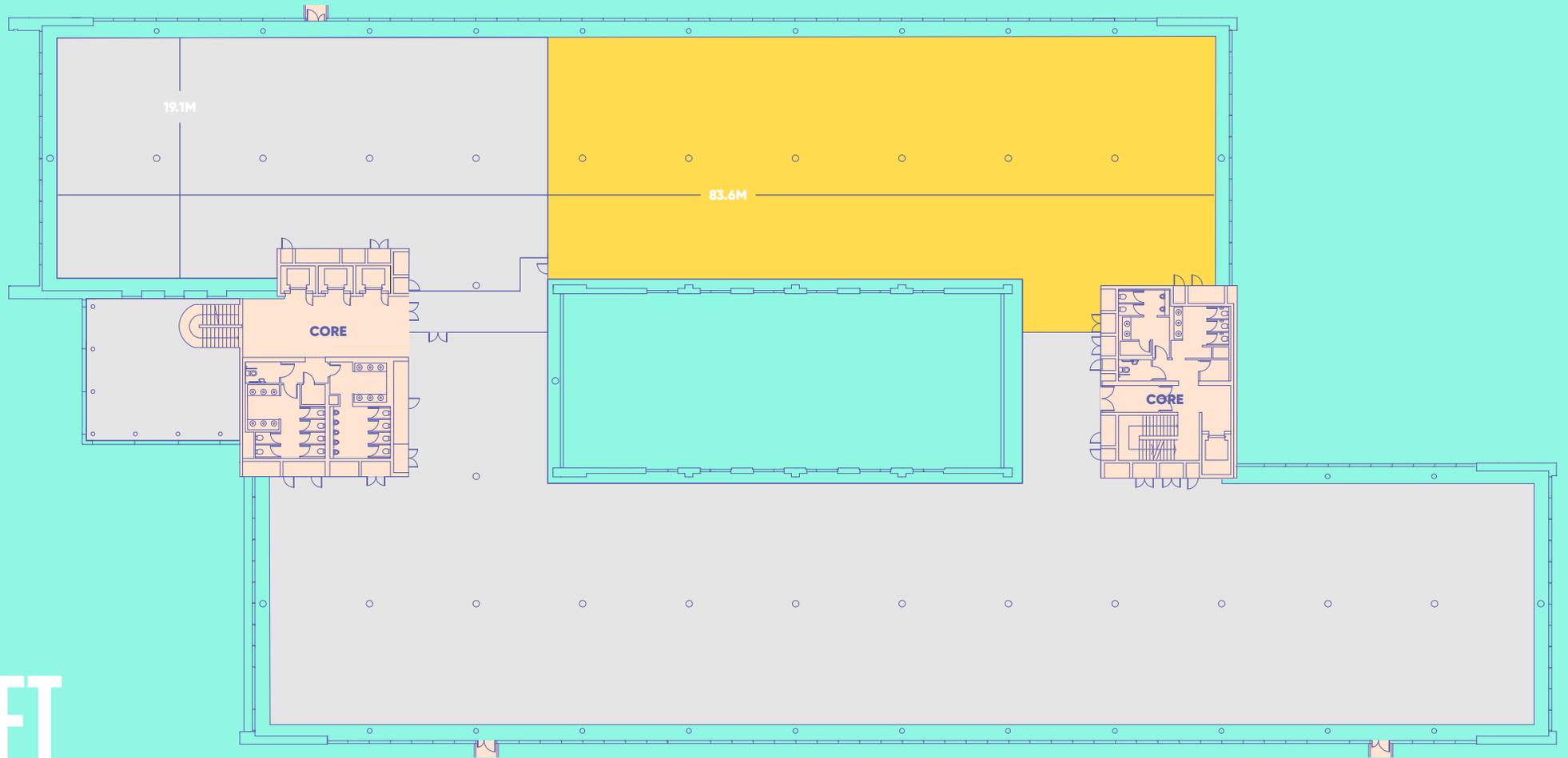
## FLEXIBLE & BRIGHT FLOORSPACE AVAILABLE

Large floorplates with  
full-height glazing providing  
views across the park





**EXPANSIVE WORKSPACE  
FLOODED WITH NATURAL LIGHT**



## 2ND FLOOR

Approximate floor area (IPMS)

10,438 SQ FT  
969.7 SQ M



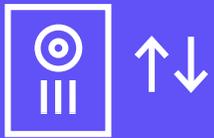
# SPECS



Communal roof terraces in B1 & B4



Occupational density of 1 person per 8 sq. m



2 x Passenger lifts  
1 x goods lifts



On-site Park café



Floor to ceiling glazing providing exceptional natural light



New FCU via central chiller



New LED lighting



Refurbished Grade A office space



Communal quiet room



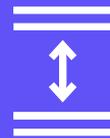
218 kWp solar PV on the roof



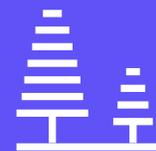
Abundant on-site cycle spaces & electric bike charging



On site security and building management



2.8m floor-to-ceiling height



Extensive landscaping

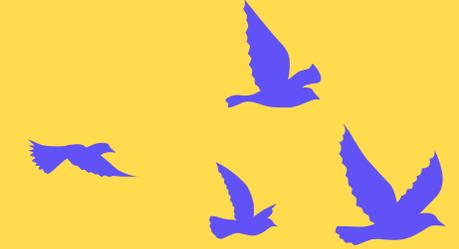


Free bike service to train station



Car spaces to 1,594 spaces under Landlord Control at a ratio of 1:235

# EVENTFUL



The well-being and happiness of employees matters. The Heights offers a wide range of activities to ensure that people enjoy their work days.

# TYPICAL EVENTS



## JANUARY

Brew Monday  
International Day of Education  
Big Garden Bird Watch  
Pop Ups

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## APRIL

Stress Awareness Month  
Earth Day  
Pop Ups

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## JULY

Plastic Free July  
Wimbledon  
Olympic Games  
Pop Ups

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## OCTOBER

Halloween  
Mental Health Day  
Honey Harvesting  
Pop Ups

## FEBRUARY

Spread the Love  
Pancake Day  
Pop Ups

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## MAY

No Mow May  
Mental Health Awareness Week  
Meet the Bees  
Hanging Basket Workshop  
Pop Ups

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## AUGUST

Ice Cream Pop Up  
Pop Ups

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## NOVEMBER

November  
Wreath Making  
Bonfire Lunch  
Pop Ups

## MARCH

International Waffle Day  
Easter Egg Giveaway  
Plant a Flower Day  
Seed to Plate  
Pop ups

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## JUNE

Pride Month  
Summer Celebration  
Men's Health Week  
Herb Workshop  
Pop Ups  
Euro 2024

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## SEPTEMBER

Macmillian Coffee Morning  
World Clean Up Day  
Pop Ups

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## DECEMBER

Festive Celebration  
Christmas Jumper Day



# THE APP

Keep up to date with everything going on at The Heights with our dedicated app. Book events, check out the latest amenity offers and discover what's happening at The Heights, all at the tip of your fingers.

# COMMUNAL BAR & GYM

There is a communal bar, amenity courtyard and gym located in Building 5 available to all occupiers on the park. The bar and gym are run by YooServ, a premium serviced office provider and have been completed to an extremely high quality.



# COMMUNAL ROOF TERRACES



Building 1 boasts a large feature roof terrace with outdoor kitchen and extensive seating. Building 4 also benefits from a large roof terrace, overlooking Mercedes Benz world.



# WEYBRIDGE'S MOST EXCITING AND ESTABLISHED OFFICE PARK

SPACE BEST IN CLASS  
AVAILABLE NOW



Established business park and district that is home to an array of blue chip occupiers.

## ENVIRONMENT

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Superb working environment that includes an on-site gym, café and beautifully landscaped grounds.

## AMENITIES

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Weybridge town centre, Brooklands Retail Park, Brooklands Hotel and Mercedes-Benz World, offering event and conference facilities, are on your doorstep.

## TRANSPORT

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Excellent connectivity including a dedicated bus service to Weybridge Station, Weybridge town centre and local retail park.

# FURTHER AVAILABILITY



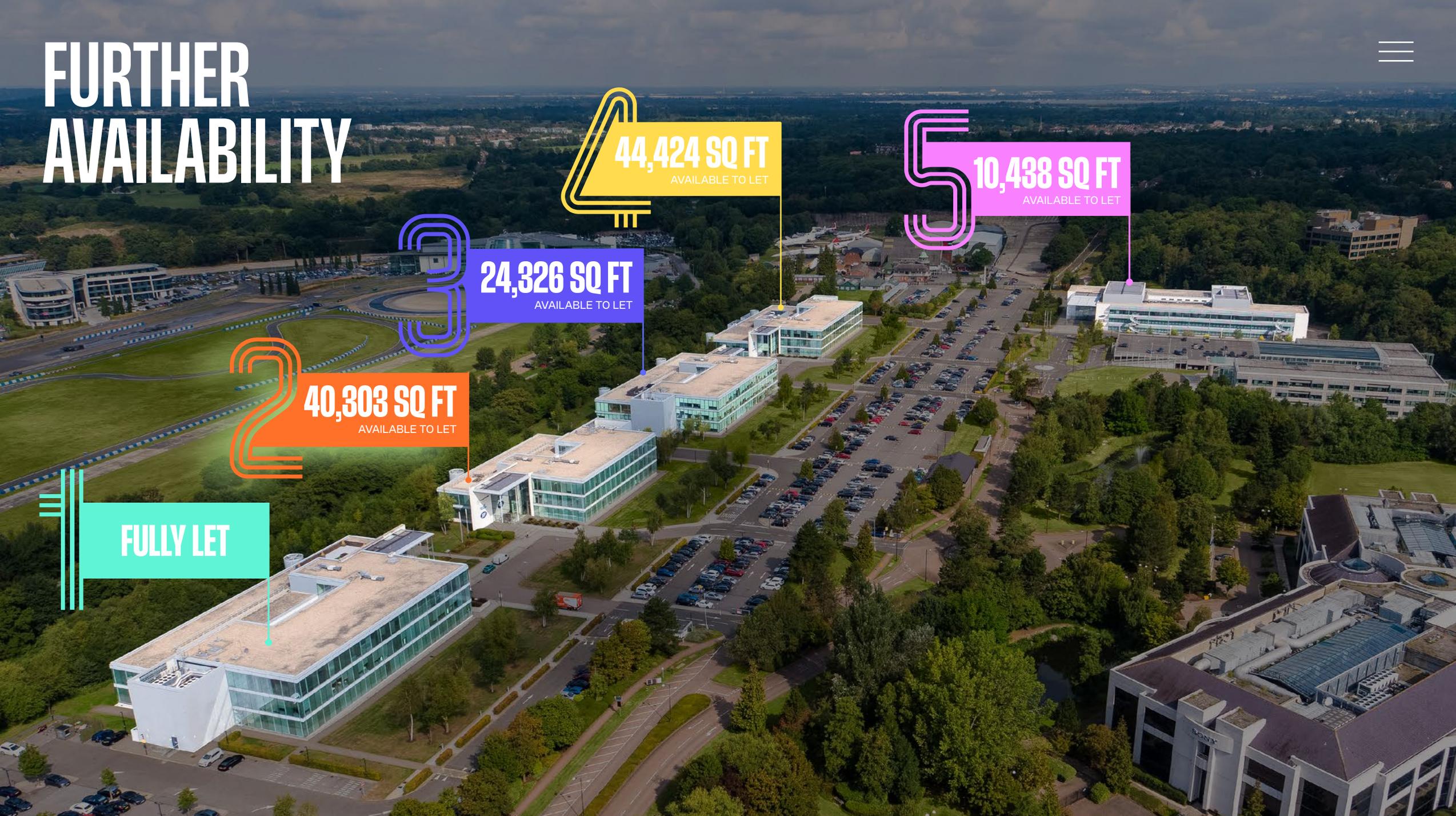
44,424 SQ FT  
AVAILABLE TO LET

10,438 SQ FT  
AVAILABLE TO LET

24,326 SQ FT  
AVAILABLE TO LET

40,303 SQ FT  
AVAILABLE TO LET

FULLY LET



## GET IN TOUCH

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**bray  
fox  
smith**

**CBRE**

**Vail  
Williams**

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### THE HEIGHTS KT13 ONY

DISCLAIMER: The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor plans, tenancy details, etc. and whether the premises are fit for purpose before entering into a contract. Q1 2026.

