



THE HEIGHTS

WEYBRIDGE

JOIN OUR DIVERSE COMMUNITY.

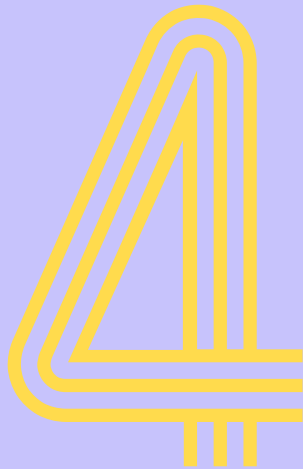
SPACE FROM 14,000 – 44,000 SQ FT.



Your Neighbours



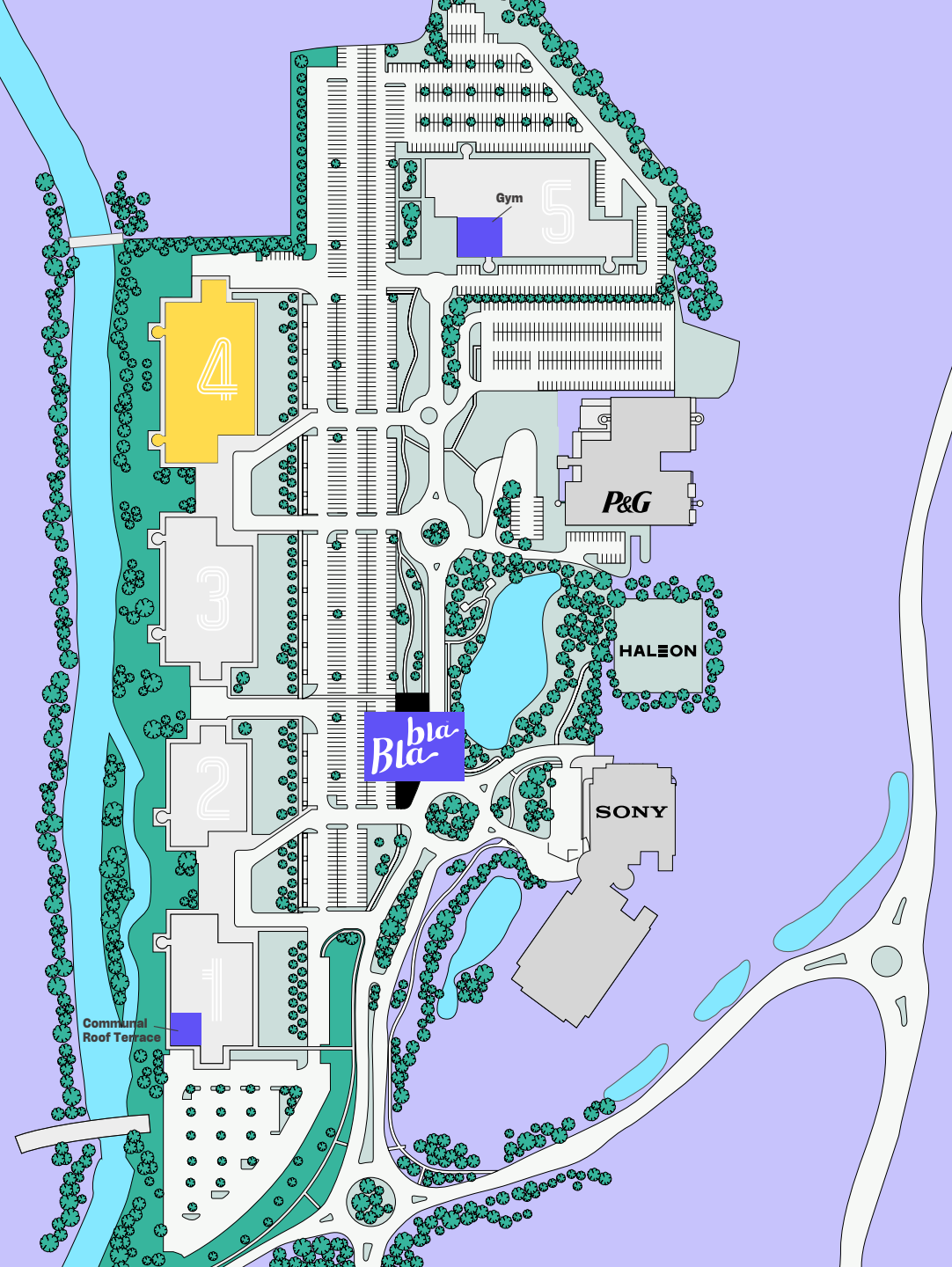
Availability



2nd Floor
14,357 sq ft

1st Floor
30,067 sq ft

Total
44,424 sq ft



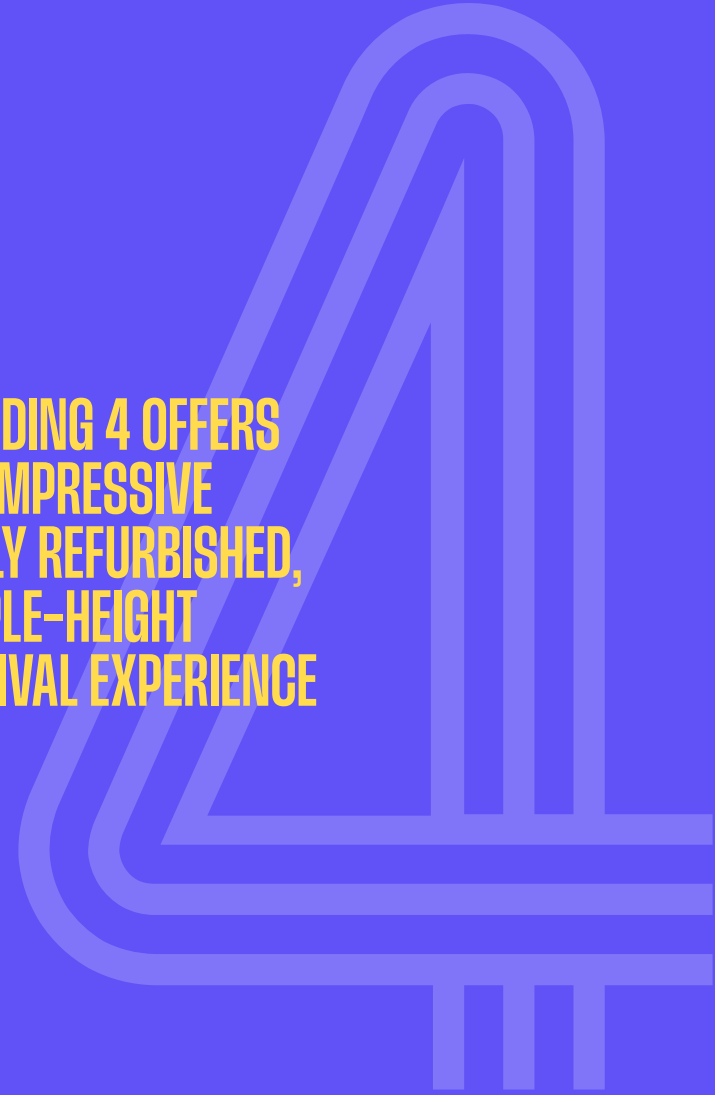
OFFICE SPACE BEST IN CLASS
AVAILABLE NOW



TGS



**BUILDING 4 OFFERS
AN IMPRESSIVE
FULLY REFURBISHED,
TRIPLE-HEIGHT
ARRIVAL EXPERIENCE**







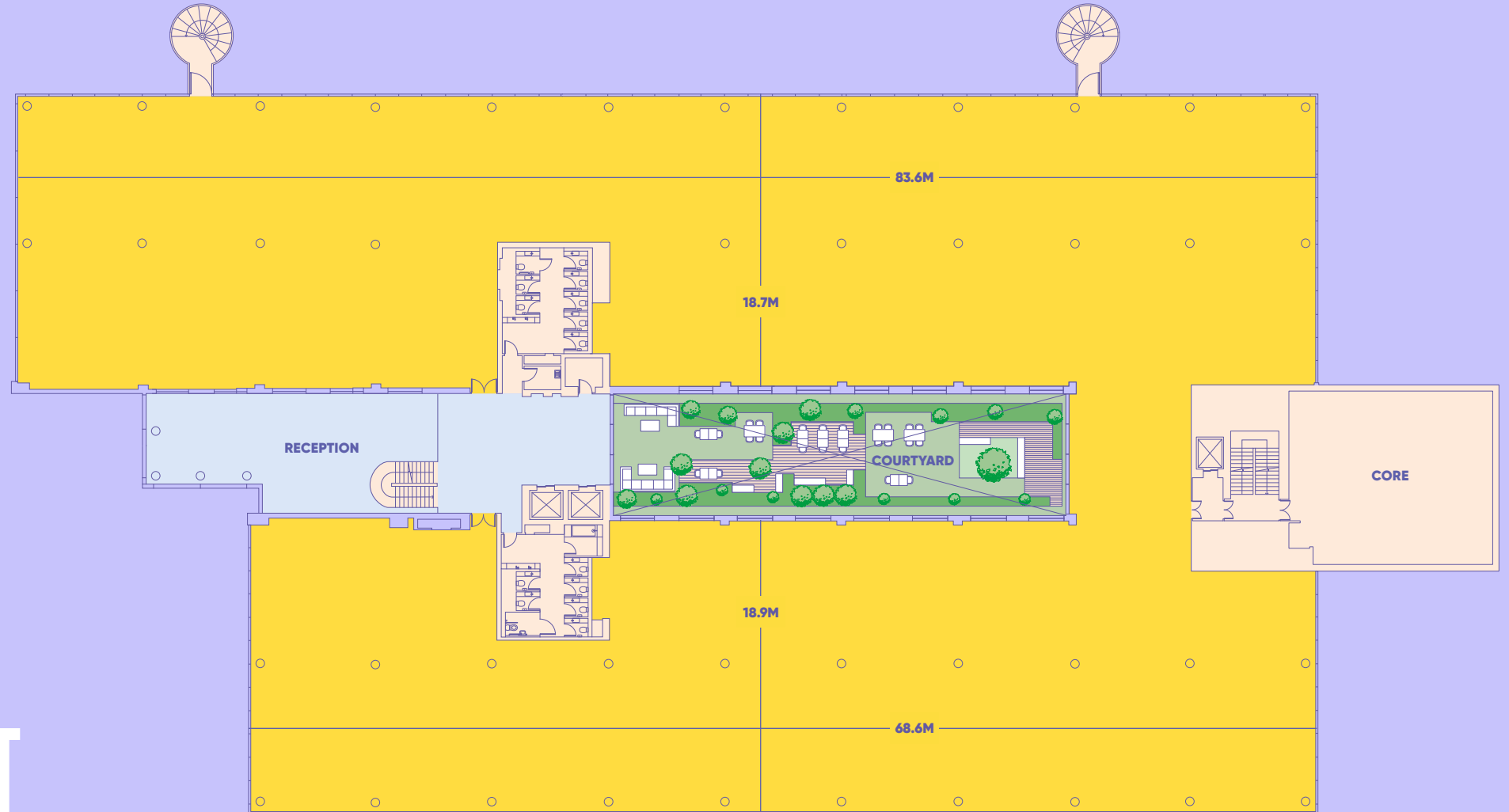
FLEXIBLE & BRIGHT FLOORSPACE AVAILABLE

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







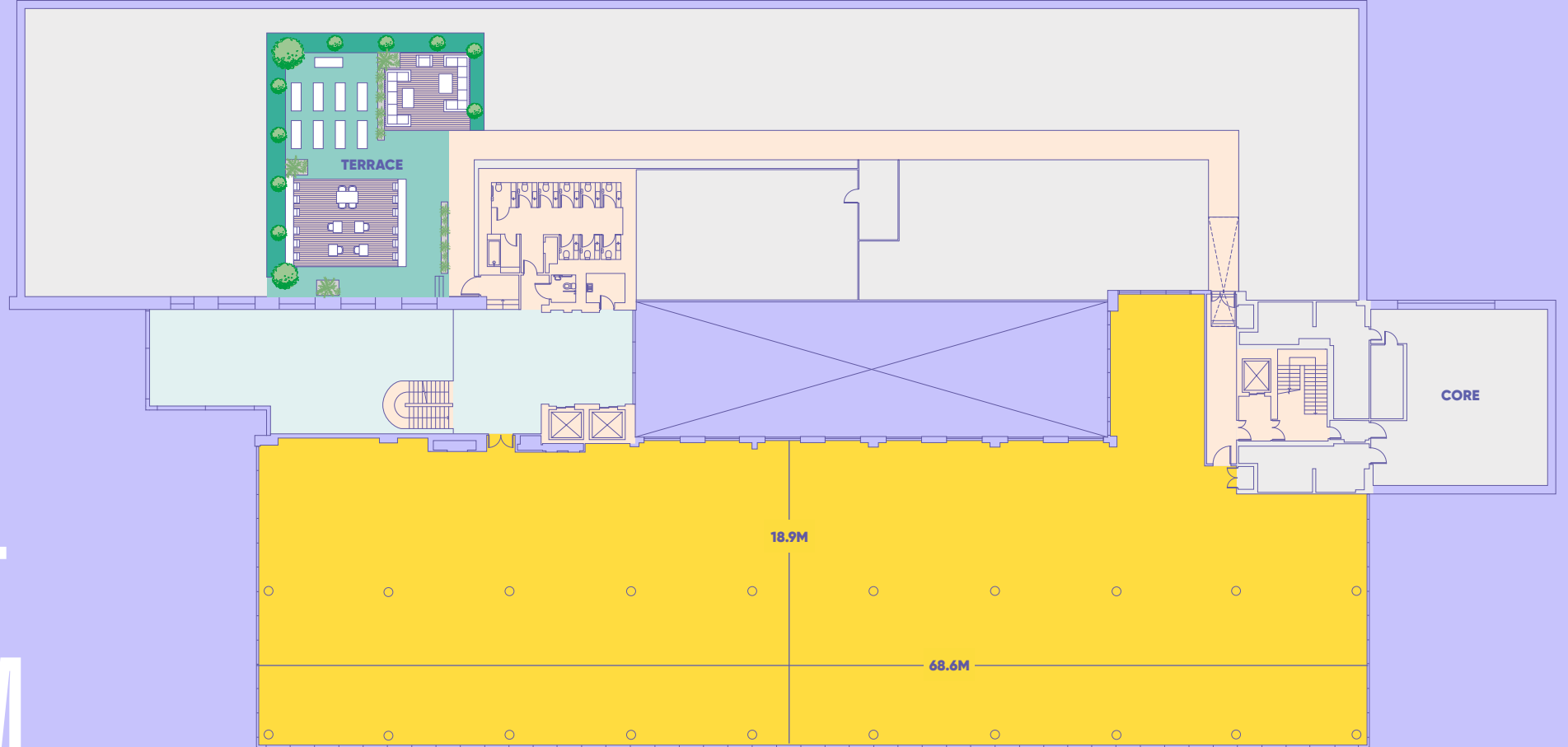


1ST FLOOR

Approximate floor area (IPMS)

30,067 SQ FT
2,793.3 SQ M





2ND FLOOR

Approximate floor area (IPMS)

14,357 SQ FT
1,333.8 SQ M

TERRACE

3,618 SQ FT / 366.1 SQ M



SPECS



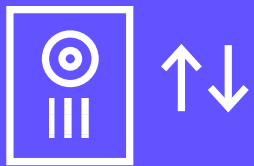
Communal roof terraces
and landscaped
courtyard amenity



Occupational density
of 1 person per 8 sq. m



Free bike service
to train station



2 x Passenger lifts
1 x goods lifts



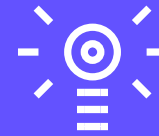
Advanced Energy
Metering



Floor to ceiling glazing
providing exceptional
natural light



New VRF
system



New LED
lighting



Extensive
landscaping



Communal quiet
room



All electric energy supply



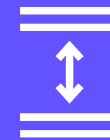
Abundant on-site
cycle spaces & electric
bike charging



5 new showers and
49 associated lockers



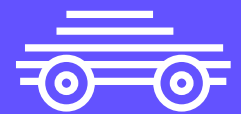
On site security and
building management



2.8m floor-to-
ceiling height



Comprehensive CAT A
refurbishment to all the floors,
common areas, reception,
WC and shower facilities



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

CREDENTIALS

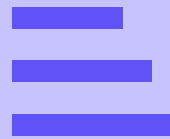


**WiredScore
CERTIFIED**

WiredScore Platinum



Comprehensive full plant
replacement



Certified EPC A5
rated building



Fitwel 3 star



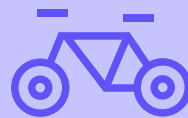
20 new fast electric vehicle
charging points



**BREEAM
Excellent**



Target Nabers
accreditation



20 new bike spaces in a
secure bike store and 10
electric bike charging points



847 kWp solar PV
across the park



Certified gold
rating

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

APRIL

Stress Awareness Month
Earth Day
Pop Ups

JULY

Plastic Free July
Wimbledon
Olympic Games
Pop Ups

OCTOBER

Halloween
Mental Health Day
Honey Harvesting
Pop Ups

FEBRUARY

Spread the Love
Pancake Day
Pop Ups

MAY

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

AUGUST

Ice Cream Pop Up
Pop Ups

NOVEMBER

November
Wreath Making
Bonfire Lunch
Pop Ups

MARCH

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

JUNE

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

SEPTEMBER

Macmillian Coffee Morning
World Clean Up Day
Pop Ups

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 No5 Weybridge, 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

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

ENVIRONMENT

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

AMENITIES

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

TRANSPORT

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

FURTHER AVAILABILITY



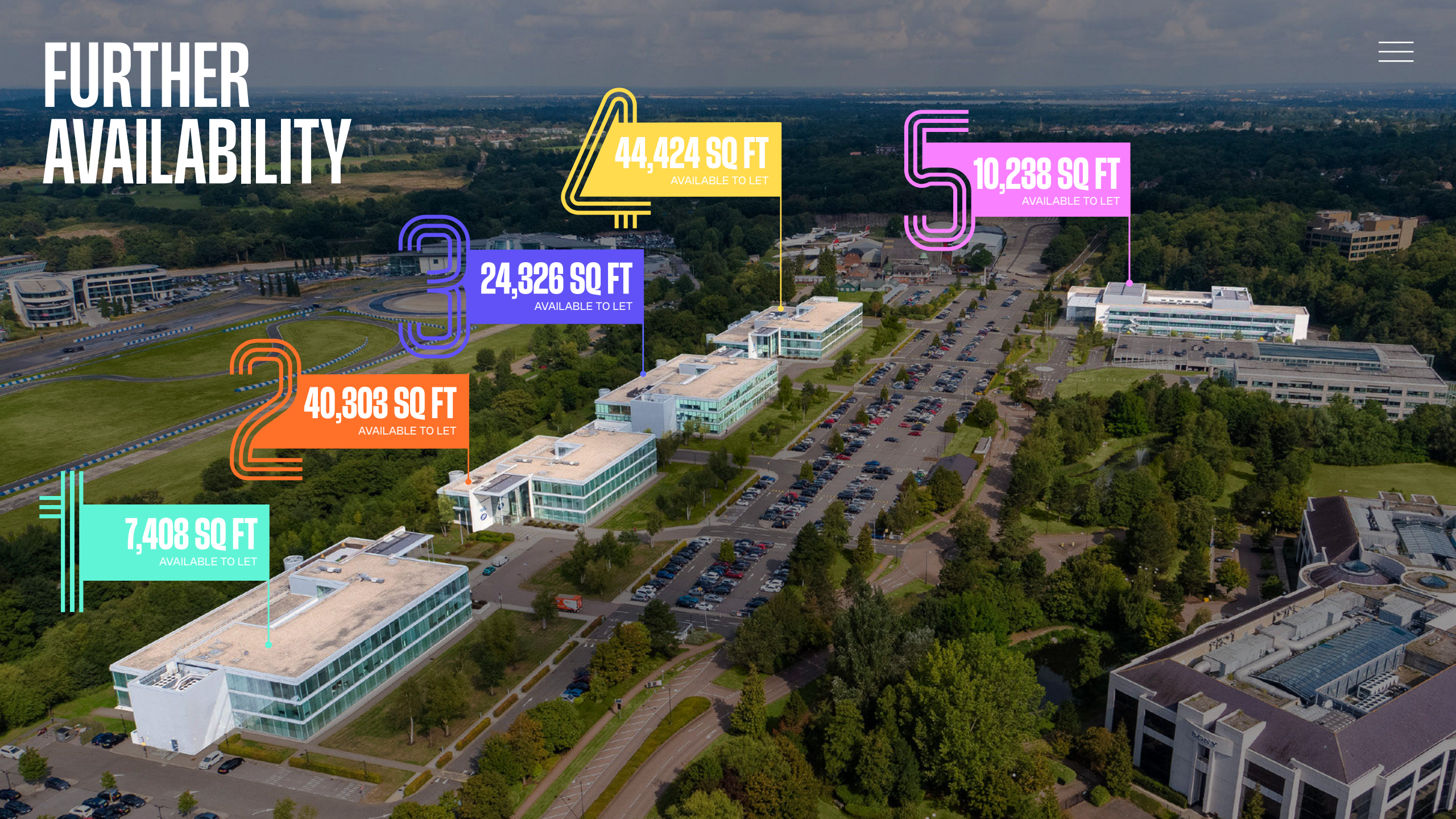
44,424 SQ FT
AVAILABLE TO LET

10,238 SQ FT
AVAILABLE TO LET

24,326 SQ FT
AVAILABLE TO LET

40,303 SQ FT
AVAILABLE TO LET

7,408 SQ FT
AVAILABLE TO LET



GET IN TOUCH

**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.



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