

FOR FURTHER INFORMATION, PLEASE CONTACT:

Nic Pocknall

Telephone: 01372 360190
Mobile: 07770 416219
Email: nic.pocknall@hurstwarne.co.uk

Charles West

Telephone: 020 7087 5668
Mobile: 07969 551072
Email: charles.west@eu.jll.com

Jessica Bodie

Telephone: 01372 360190
Mobile: 07786 392146
Email: jessica.bodie@hurstwarne.co.uk

Matthew Swash

Telephone: 020 7852 4827
Mobile: 07734 883155
Email: matthew.swash@eu.jll.com



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Whilst the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy. These particulars are set out and intended as a general outline for guidance purposes only and do not form part of an offer or contract. Interested parties should satisfy themselves as to the accuracy of the floor areas, tenancy details etc. The property is offered subject to contract.



ONE SPRINGFIELD DRIVE

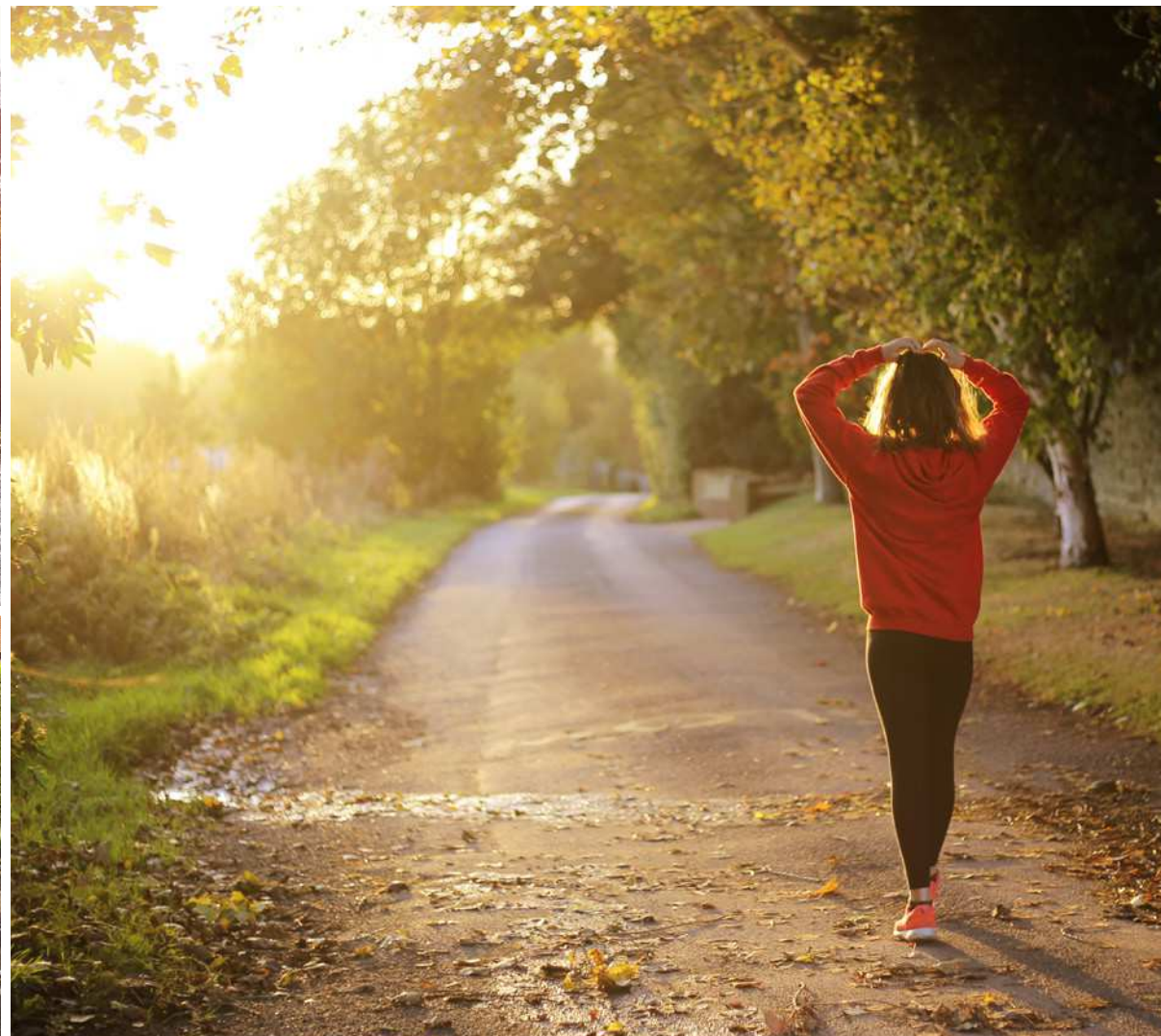
LEATHERHEAD KT22 7NL

WELCOME TO
ONE SPRINGFIELD DRIVE
A PRESTIGIOUS OFFICE
BUILDING OF 40,000 SQ FT.
IN LEATHERHEAD, SURREY.



ENVIRONMENT

BE AT ONE WITH YOUR ENVIRONMENT



The historic market town of Leatherhead is an idyllic backdrop for businesses. It is the gateway to the breathtaking surrounds of the Surrey Hills, an Area of Outstanding Natural Beauty. It is also a hub offering exceptional national and international transport links and a thriving town centre boasting a theatre, health clubs, a wide array of bars, restaurants, shops, events and attractions.

In contrast to the vibrancy of the town centre, the setting for One Springfield Drive is Leatherhead's pre-eminent business park in leafy, tranquil countryside. This provides the ideal place for a harmonious work / life balance.

Historic parks, riverside walks, cycle paths, golf courses and the beautiful countryside provide the perfect environment in which your employees can thrive.

BE AT ONE WITH INTERNATIONAL COMMERCE

JOURNEY TIMES

In minutes by train and car



Leatherhead Train Station	-	3
Leatherhead Town Centre	-	4
London Gatwick	41	23
London Heathrow	-	28
M25	-	8
Guildford	22	26
Croydon	30	35
London Waterloo	44	-
Clapham Junction	34	-

One Springfield Drive is just a short walk from Leatherhead rail station and is served by numerous national and international transport links.

Conveniently situated between London's Heathrow and Gatwick Airports, Leatherhead boasts excellent connectivity with the UK and international business destinations.



Leatherhead is less than 20 miles from central London and is the hub of a major travel network. Its numerous road, rail and air links ensure UK, European and global markets are easily accessible.

BE AT ONE WITH
YOUR NEIGHBOURS

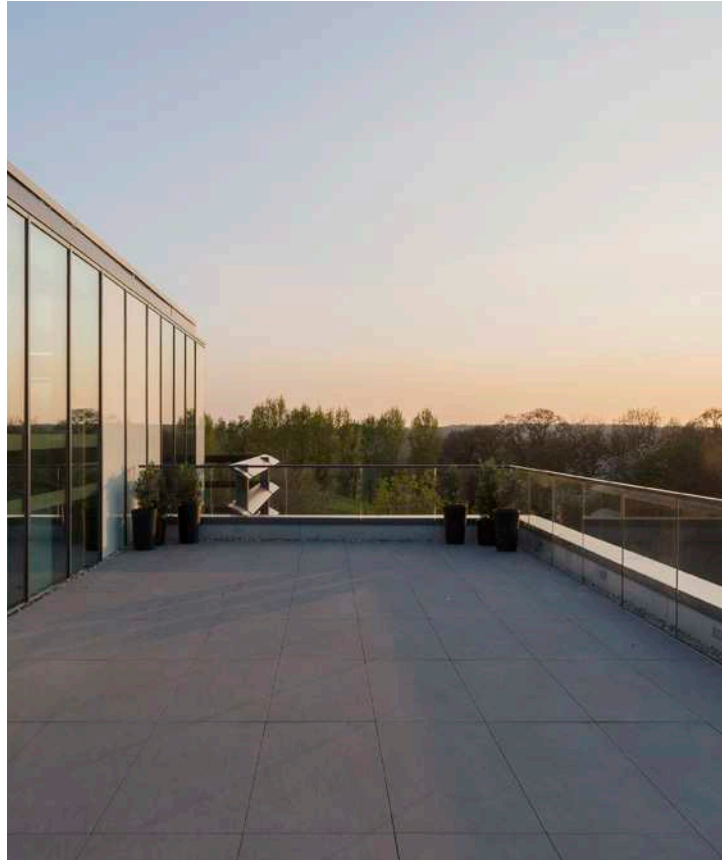
Leatherhead is a thriving town, centrally located within the Greater South East region; a region often described as “the powerhouse for the rest of the UK economy”.

Home to around 750,000 businesses and 16 universities; this outstanding business environment is the single largest contributor to the UK economy and the number one location in the UK for Foreign Direct Investment.

Leatherhead is a thriving commerce hub with a well-established business community and home to many national and global corporations including Unilever, ExxonMobil, KBR and CGI Group.

At One Springfield Drive, you'll be in very good company.





SURROUNDINGS

BE AT ONE WITH YOUR SURROUNDINGS

One Springfield Drive has been designed to sit in harmony with its scenic surroundings.

Natural light floods the building through floor to ceiling windows and the terraces offer great views of the surrounding green landscape. It is an idyllic setting for a thriving business.

SPECIFICATION

One Springfield Drive has been developed to meet both BCO and environmental green standards to ensure that it is fit for modern office occupation. Green buildings are proven to reduce staff sickness and lead to a productive working environment. It provides flexibility to ensure it is future proofed for the constantly evolving corporate environment and occupier needs.

The building is developed to a high specification with state of the art LED lighting, a majestic steel ribbon staircase, floor to ceiling windows offering spectacular views of the surrounding countryside. Excellent views have been proven to increase work focus, boosting staff efficiency in the process.

Cycle racks, lockers and plentiful shower facilities are offered to promote exercise and aid the wellbeing of your workforce.

Designed to EPC B and BREEAM “very good” standards

Designed to 1:8 sq m occupational density

New VRF 3 pipe heat recovery air conditioning

132 car parking spaces – 1:300 sq. ft (33 on lower ground)

2 x roof terraces

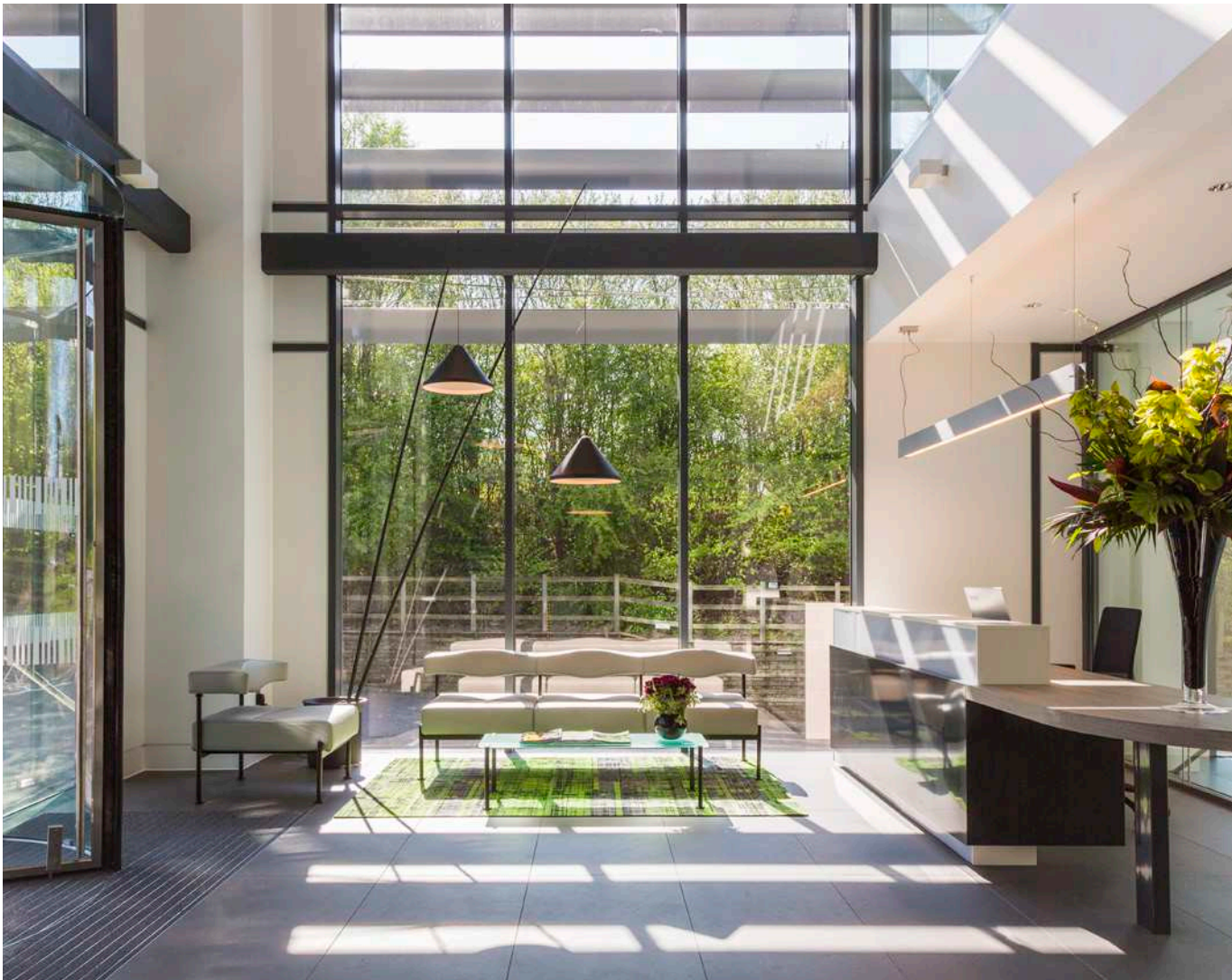
Pixelated feature lighting wall

2 x Kone passenger lifts to all floors, including car park

Male & female showers on all floors

36 cycle racks & lockers

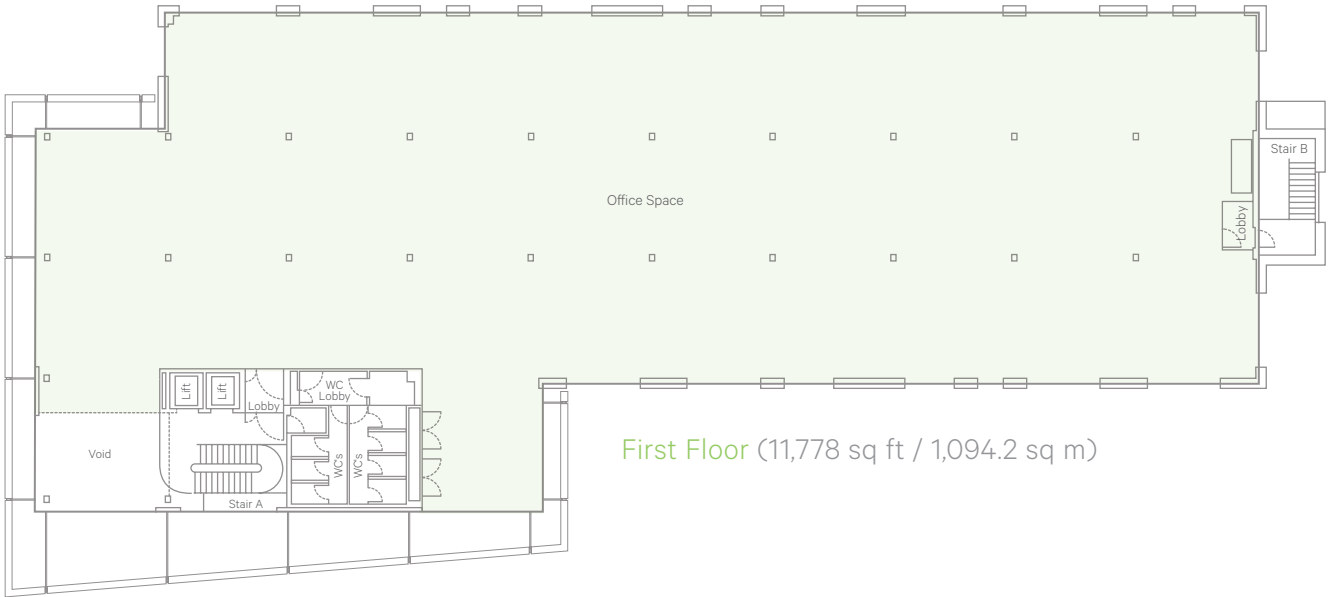
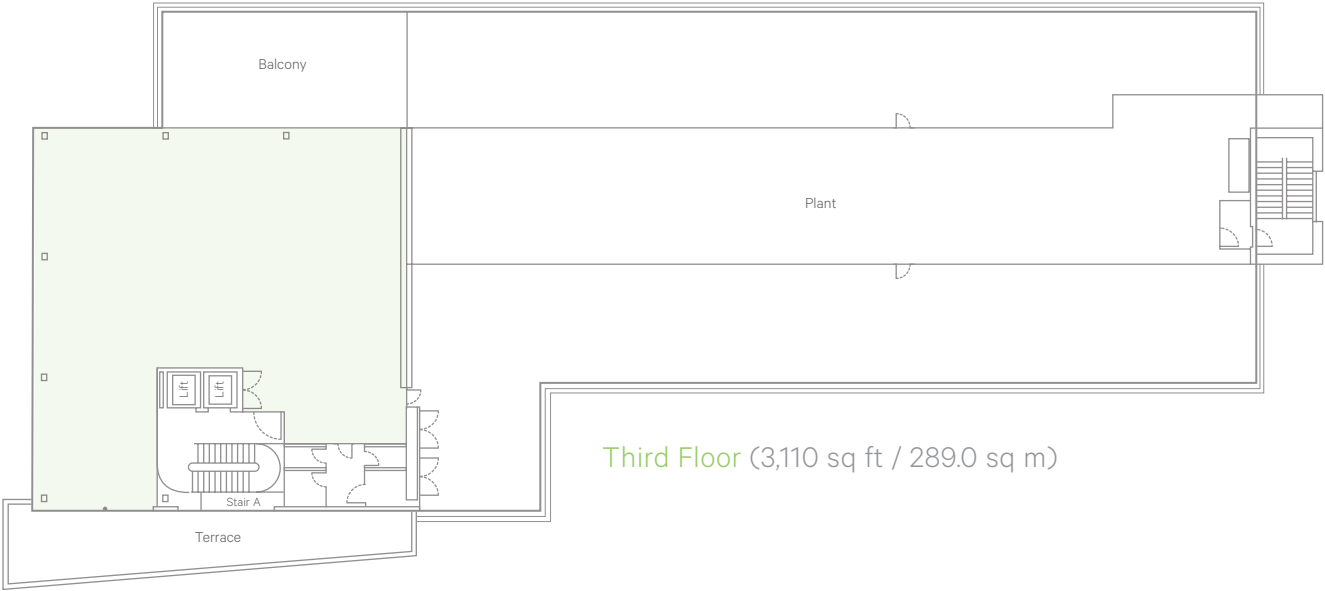
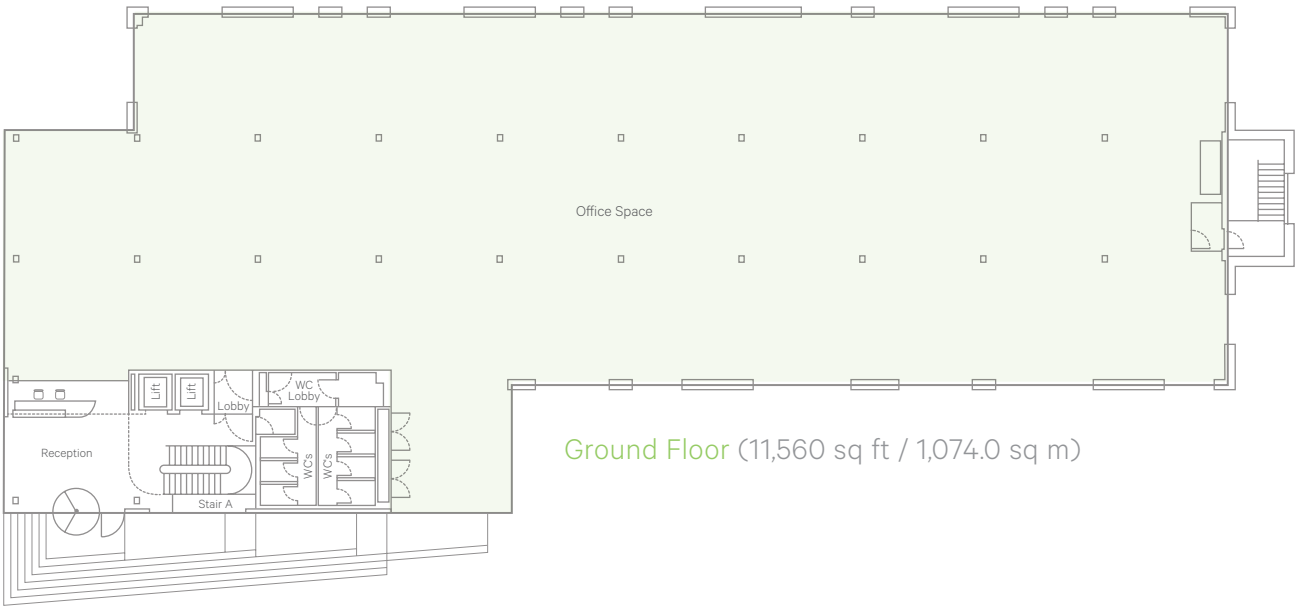
Situated in the secure Leatherhead Office Park



FLOOR PLANS

FLOOR	AREA (sq ft) IPMS 3	AREA (sq m) IPMS 3	Occupancy Per Floor* (No. of people)
Third Floor	3,110	289.0	36
Second Floor	12,632	1,173.5	147
First Floor	11,778	1,094.2	137
Ground Floor	11,560	1,074.0	135
Reception	615	57.2	-
TOTAL	39,695	3,687.9	455

*Based on an occupational density of 1:8 sq m

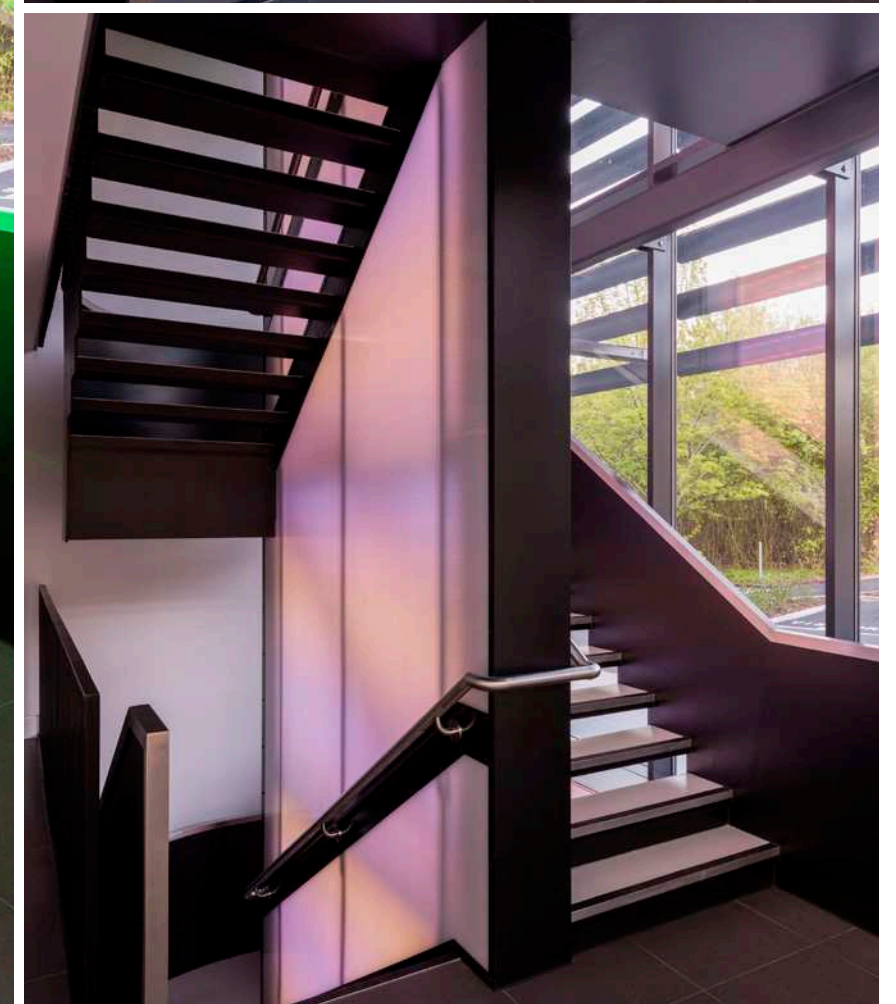


ENLIGHTENMENT

BE ENLIGHTENED

Nothing has been overlooked in the design of One Springfield Drive. One of the standout design features of the building is the pixelated vertical light wall that dominates the front aspect of the building and forms the main spine of the striking ribbon staircase.

This innovative light wall can be programmed remotely as a solid brand colour, be linked to data or set to an abstract movement or pattern; all changeable at the touch of a button.



BE AT ONE SPRINGFIELD DRIVE.

