

The Heights  
Weybridge  
KT13 0XW

optical



Headquarters Offices  
9,000 sq ft to 140,000 sq ft  
(836 sq m to 13,006 sq m)  
[optical-weybridge.co.uk](http://optical-weybridge.co.uk)



**optical** is a self-contained headquarters building, located at the entrance front of The Heights Business Park in Weybridge – a well established and popular business community.

The property can offer a range of accommodation from 9,000 sq ft up to a total of 140,000 sq ft. Immediately available are the two refurbished first and second floors within the North Wing.

Sony Europe have been owner/occupiers since the building was completed.



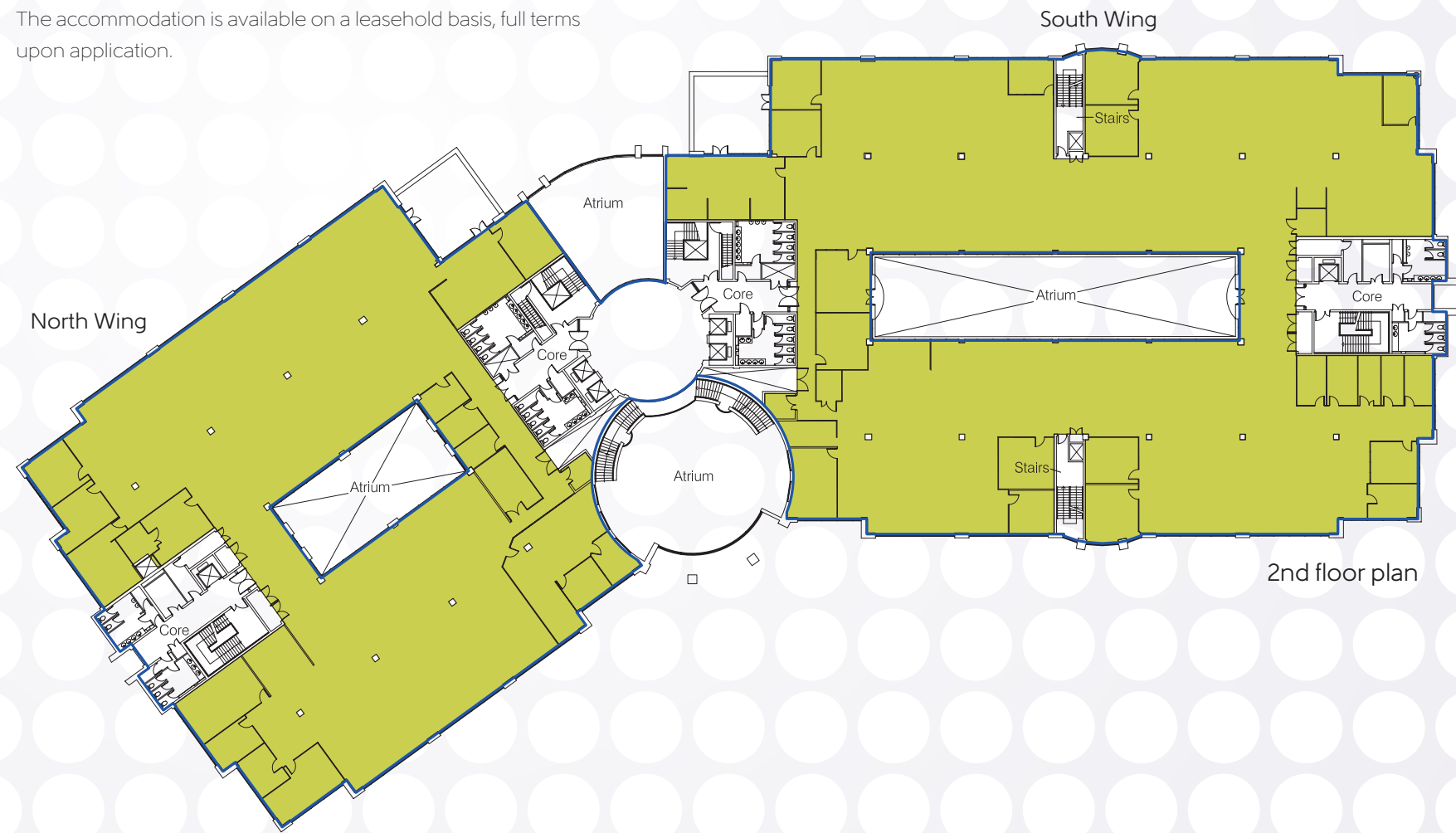
#### specification

- Double height reception
- Suspended metal tile ceilings
- Raised floors
- LED lighting
- Air conditioning
- Car parking spaces allocated at 1:200 sq ft
- EPC rating D (84)
- On site catering
- Leisure facilities
- Standby backup generator

Optical offers two refurbished office floors on the first and second floors of the North wing with the opportunity to acquire the ground floor to create a self contained building of circa 60,000 sq ft.

Should an occupier require more space, the opportunity exists to consider the entire building or combinations thereof.

The accommodation is available on a leasehold basis, full terms upon application.



2nd floor plan

Floor area	Ground Floor	First Floor	Second Floor	TOTAL
Reception	2,142 sq ft			
North Wing	20,602 sq ft	20,598 sq ft	18,470 sq ft	59,670 sq ft
South Wing	28,767 sq ft	25,786 sq ft	25,167 sq ft	79,720 sq ft
<b>TOTAL</b>				<b>139,390 sq ft</b>

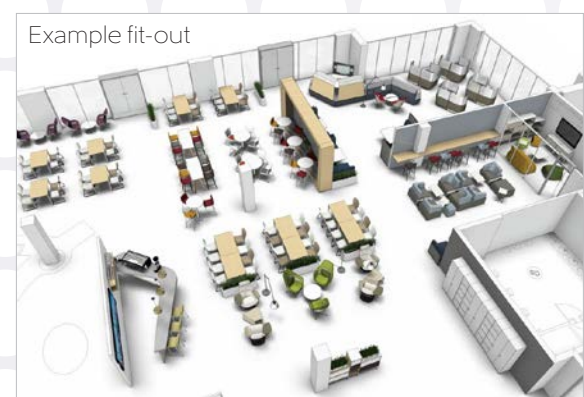
Floor areas as measured by Plowman Craven 2014.  
Measured on a NIA basis.





## 1st floor

Floor area  
20,598 sq ft (1,914 sq m)  
 (may split)  
 103 car parking spaces



## 2nd floor

Floor area  
18,470 sq ft (1,175 sq m)  
 (may split)  
 93 car parking spaces

# amenities

- Fully serviced on site restaurant
- Deli/café on first floor
- On site Nuffield Gym
- Secure on site car parking
- Impressive building reception with ability for tenant to have own reception desk
- Superb landscaped environment with external eating areas
- On site Caffè Kix opposite building
- 24 hour on site security
- Auditorium available to hire
- Onsite maintenance team
- Post room
- 4 x passenger lifts
- 2x service lifts
- WCs / showers on all floors
- Cycle racks



# park occupiers



# local area

optical is located within a few minutes from Junction 10 of the M25, the A3, A317 and A245 providing easy access to Heathrow Airport (13 miles) and Gatwick Airport (25 miles) and to the national motorway network.\*

Weybridge railway station is approximately 1 mile away and provides a regular 35 minute service into London Waterloo with around four to five trains per hour.° In addition there is a dedicated commuter bus that runs from Weybridge station to **optical** every 8 minutes during peak times. There are a number of local bus routes stopping close to the park as well (the 436, 451 and 592). The bus runs to the Tesco and M&S at lunchtimes.

**optical** is conveniently located close to the town centre of Weybridge with its great choice of boutique shops, hotels, restaurants and cafés. Brooklands Retail Park is also close by where major retailers can be found. Mercedes Benz World and the famous Brooklands Museum are also nearby.

Sources: \*Google Maps. °thetrainline.com



### travel distances

Central London	21 miles
Heathrow Airport	13 miles
Gatwick Airport	25 miles
A3 Intersection	2 miles
A3/M25 (J10)	3 miles
M25 (J11)	4 miles
M3/M25 (J12)	6 miles
M4/M25 (J15)	13 miles
M40/M25 (J16)	18 miles



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