

400 DASHWOOD LANG ROAD

BOURNE BUSINESS PARK



TO LET

14,717 sq ft fully fitted office suite
within an established business park

www.400bournebusinesspark.com

Description

400 Dashwood Lang Road is a stylish building arranged around a double height reception flooded with natural light. The second floor suite has been fully fitted to a high specification totaling 14,717 sq ft and is ready for immediate occupation.

Second floor fit-out includes:

- 106 x open plan desks
- 6 x phone booths
- 4 x 12/14 person meeting rooms
- 1 x 8 person meeting room
- 2 x 6 person meeting rooms
- 6 x 4 person meeting rooms
- 6 x collaboration zones
- 1 x copy/ print room
- 1 x comms room
- 1 x reception area
- 1 x tea point
- 1 x café



Building specification:

- Fully fitted office suite
- 74 parking spaces on a ratio of 1:200 sq ft
- VRF air conditioning
- 2 x 13 person lift
- 92 cycle spaces within the building
- 5 x showers
- Electric charging points
- BREEAM Excellent & EPC A(19)
- Onsite café
- Onsite gym & fitness studio





Location

400 Dashwood Lang Road is strategically located and benefits from excellent transport connections offered via road, rail and air.

Road

The building is situated immediately to the east of Junction 11 of the M25 providing fast access to the national motorway network.

Rail

Trains to London run from Weybridge station up to seven times an hour with a fastest journey time of 29 minutes. A shuttle bus runs between the station and the Park providing easy access for occupiers. Addlestone station is a short 10-minute walk from the Park which provides additional train services east to Chertsey and Reading.

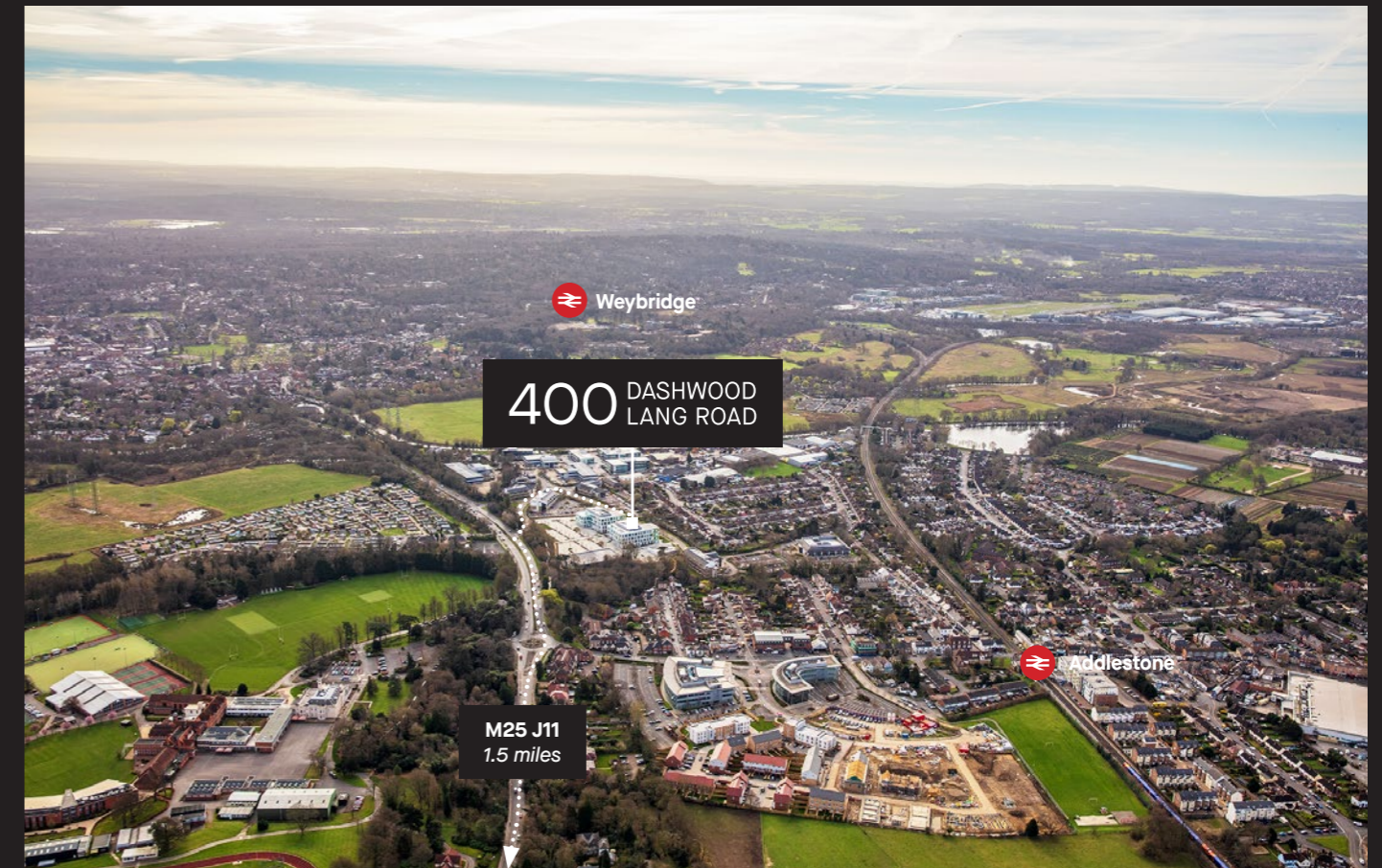


By Road:

DESTINATION	DISTANCE
M25 Junction 11	1.5 miles
M3 Junction 2	4.0 miles
A3 Junction 10	6.5 miles
London Heathrow	9.5 miles
Central London	22.0 miles

By Rail:

DESTINATION	TIME
Walton-on-Thames	3 minutes
Woking	7 minutes
Surbiton	10 minutes
Clapham Junction	21 minutes
London Waterloo	29 minutes



Local Amenities

Whilst there are plenty of local amenities near to Bourne Business Park, the new and fully refurbished buildings offer many of the onsite facilities demanded by today's occupier.

Perfectly situated between the two centres of Addlestone and Weybridge means that Bourne Business Park benefits from a

wide range of amenities including restaurants, cafés and shops, stretching to extensive hotel and leisure facilities. It's also situated in an area of outstanding beauty with parks, woodlands and rivers just moments away, helping to reconnect employees with nature and maximising employee wellbeing.



Contact

Available by way of a sublease or assignment until December 2027. For further information please contact:

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**HOLLIS
HOCKLEY**

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