



**Office space recreated  
to inspire in a unique  
parkland setting.**

**75,000 SQ FT AVAILABLE NOW**



# Key Benefits

Modern and sustainable workspace in a beautiful landscape setting.

24,000 sq ft  
UP TO  
75,000 sq ft



Excellent location  
1 mile from J11  
of M25



Parking ratio of  
1:185 sq ft including  
electric car charging



Large flexible  
floorplates with  
leading Grade A  
specification



Showers, lockers and  
changing facilities



Net Zero Enabled  
from an operational  
carbon perspective



On site amenity  
and central 'street'  
with distinctive  
interior design



87 secure cycle  
spaces



Shared external  
amenity including  
event space



Set within a  
mature parkland





**Discover a  
workspace like  
no other.**

A comprehensively refurbished office building just 1 mile from J11 of the M25, ready for occupation now.

Set in a serene and natural setting, 1000 Hillswood Park has sustainability at its core. The new transformation will provide an enhanced working environment to thrive in, providing businesses with space to grow, create, imagine and enjoy.





**Set amongst  
woodland and  
lakes in a private,  
picturesque  
setting.**







**An impactful  
welcome with  
space to collaborate,  
break out and  
unwind.**

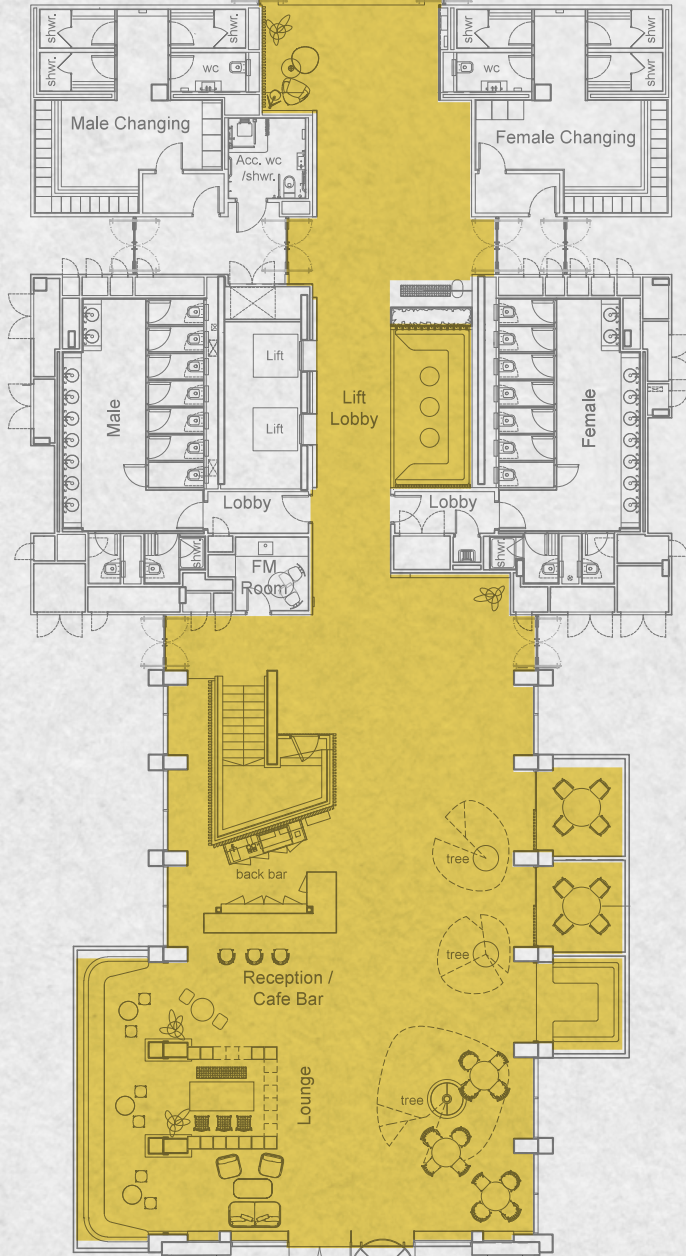


# Entrances

Car Park Entrance



Main Entrance



Outdoor Seating

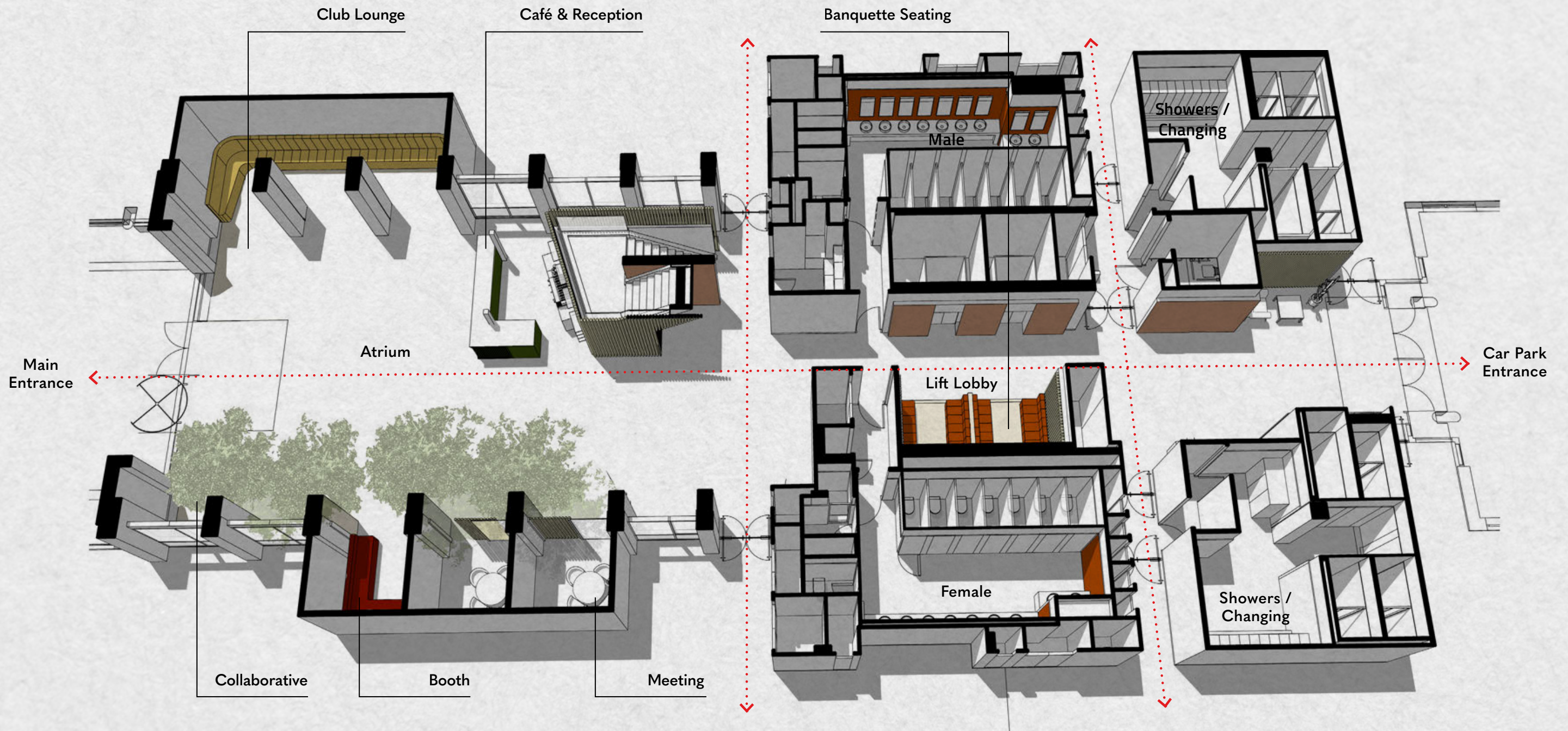
Visitor Parking



# A distinctive environment to share and connect

More than just a place to work, the brand new central atrium offers café facilities, formal and informal meeting spaces with high speed WiFi connectivity throughout.

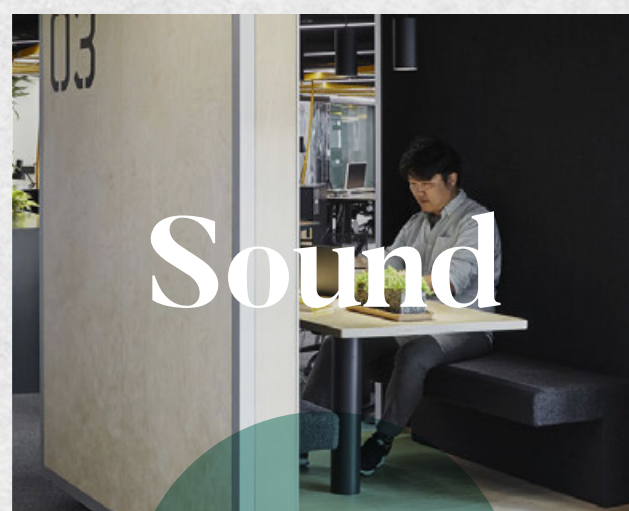
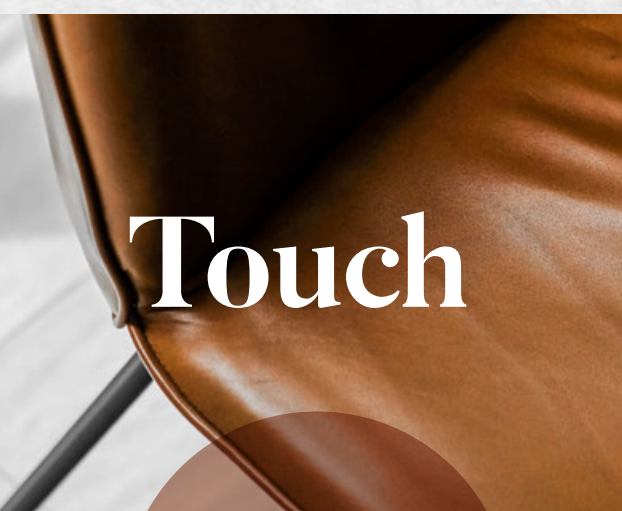
A central atrium delivers the ultimate first impression.





Spaces that are engaging.  
Connection to nature

Craft coffee.  
Artisanal bread



Tactile surfaces

Shared and private spaces

Fresh, healthy, locally sourced products

## A place to inspire

Redeveloped to create a workspace that stimulates the senses, promotes the well-being of its occupiers and brings people together in a parkland setting that's second to none.







# Materials

Tactile, natural materials have been selected to reflect the parkland setting and to provide a multi-sensory experience.

Oak herringbone floor with brass trim detail.  
Mid-grey terrazzo with large white aggregate

Black and gold lettering.

Contemporary leather furniture

Flooring

Lightbox & signage

Collaborative space

Reception desk & Cafe bar

Beautiful natural materials

Green glazed faïence terracotta with hand-crafted 3D relief

Pale timber fins.  
Natural terracotta cladding



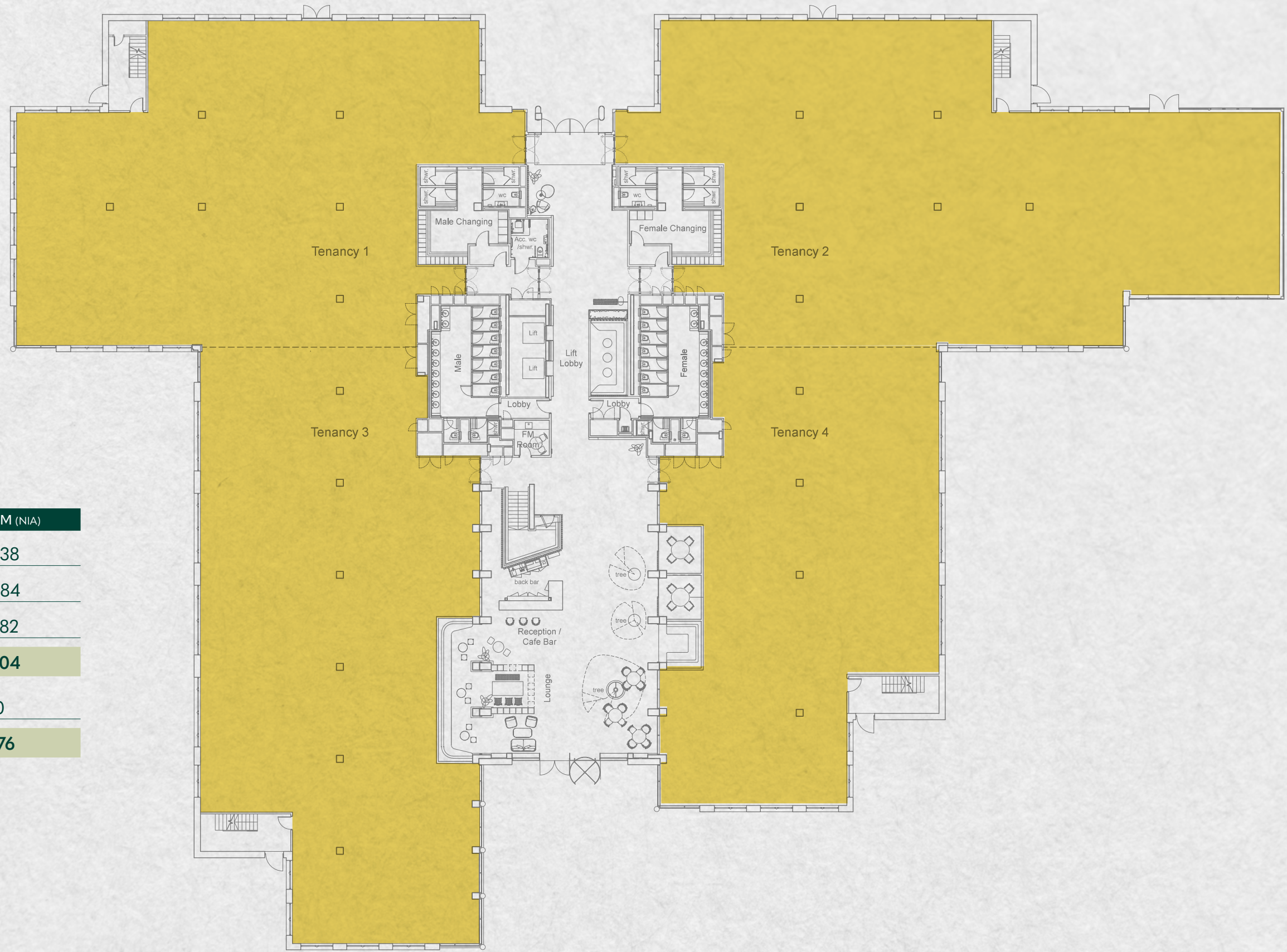


Flexible and contemporary spaces offer the ability to create inspiring environments.



# Ground

2,282 sq m  
24,566 sq ft



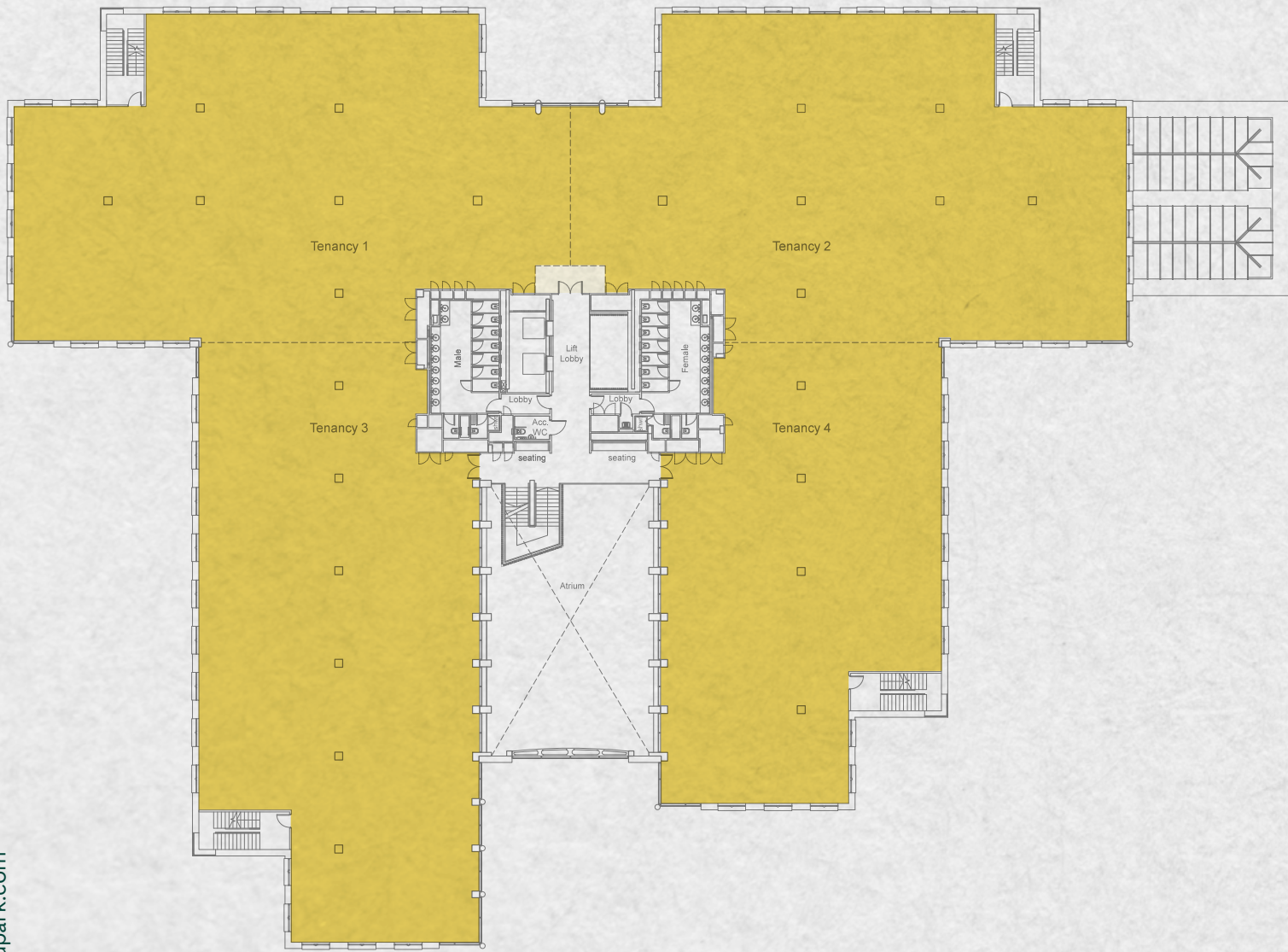
## Schedule of areas

	SQ FT (NIA)	SQ M (NIA)
Second floor	25,169	2,338
First floor	25,662	2,384
Ground floor	24,566	2,282
<b>SUB TOTAL</b>	<b>75,397</b>	<b>7,004</b>
Atrium	2,923	270
<b>TOTAL</b>	<b>78,320</b>	<b>7,276</b>



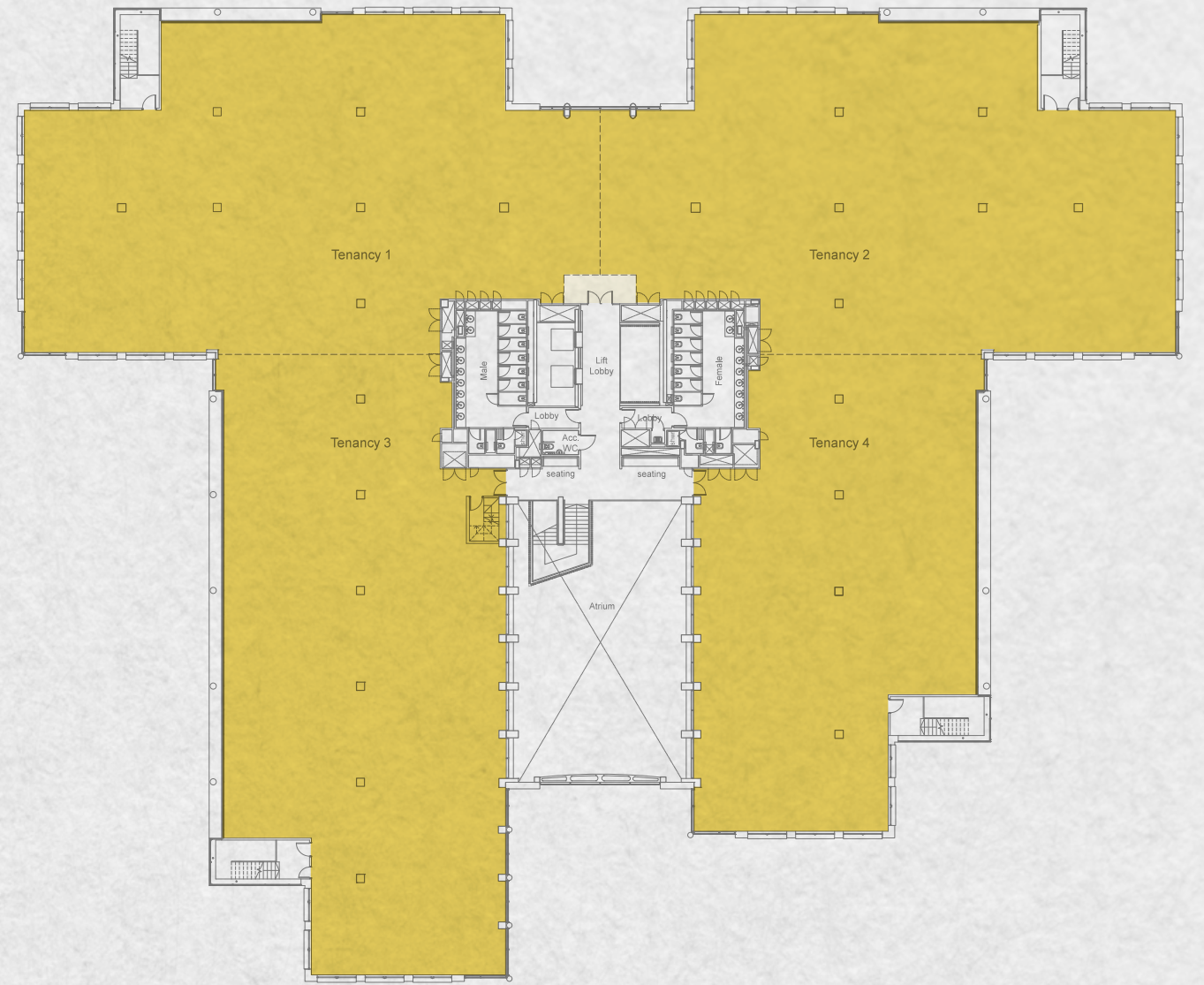
# First

2,384 sq m  
25,662 sq ft



# Second

2,338 sq m  
25,169 sq ft





# Potential fit out space plan.



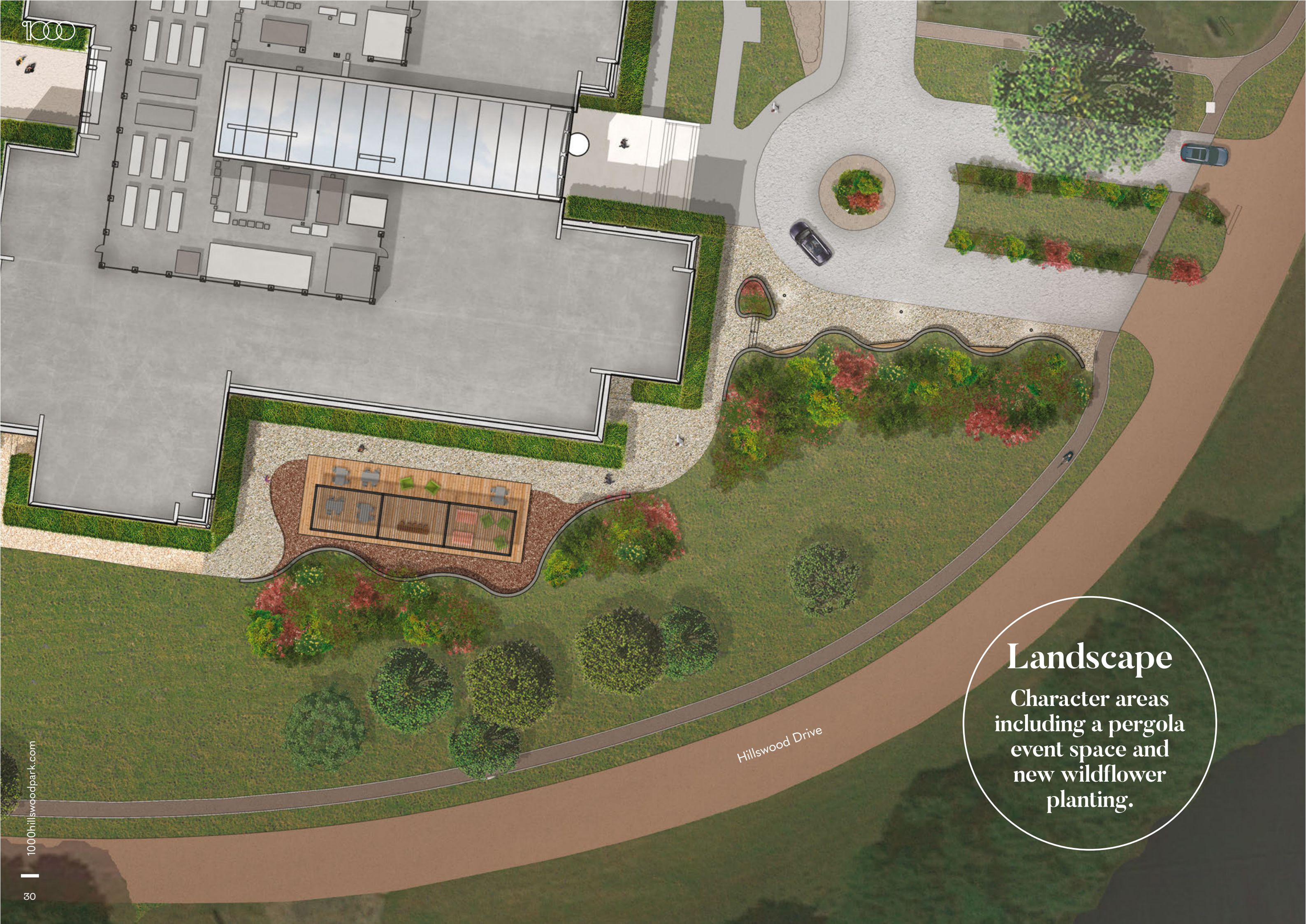
## Amenities & facilities

- Garden Room breakout space
- Kitchen amenity space
- Lounge breakout space
- Bedroom breakout space
- Dining Room workspace
- Pods
- Desks
- Study workspace
- Library quiet space

Occupational density 1:8 sq m  
 Number of desks 238







## Landscape

Character areas including a pergola event space and new wildflower planting.





Flexible indoor / outdoor pergola to break out and enjoy the natural surroundings.



# Landscape materials

Outdoor 'rooms' and spaces have been created using complementary materials to encourage occupiers to interact with the park's beautiful surroundings.

Resin bound gravel with stainless steel edge trim

Polyester powder coated aluminium and glass with integrated LED lighting

Traditional British wildflower mix



Manicured landscape



Garden room



Wildflower planting



Sculptural grounds



Natural materials

Curving fair faced concrete wall cast in-situ, painted protective finish

Hardwood timber decking elevated above Cotswold gravel





A distinctive environment to share & connect.



# Specification

1000 Hillswood offers everything a modern business requires.

## General

### Sustainability

- + Target BREEAM 'Excellent'
- + Target EPC A
- + UKGBC Targets for Net Zero Carbon
- + Target NABERS UK 5\* Star Rating

### Structure

- + Reinforced concrete structure
- + Structural grid 6.0m x 9.0m

### MEP

- + The project will involve the strip-out of the existing services installations in the building and provision of a completely new mechanical, electrical, public health and lift services installation.

## Ground Floor & Atrium

### Features

- + Dual entrances
- + Café / Bar
- + Club lounge
- + Collaborative Workspace
- + Booth seating
- + Meeting rooms
- + FM Room
- + High speed internet

### Shower and Changing Rooms

- + 6 showers (3 male, 3 female)
- + 1 accessible shower room
- + 88 Lockers
- + 7 airing cupboards
- + Combined bench and shoe storage
- + 2 WC and basin cubicles

## Office Space

### Tenancy

- + Occupation density 1:8 sq m
- + 4 way split on typical floor

### Facade

- + New high performance glazing

### Floors

- + Reconditioned metal raised access floor 150mm gross

### Ceiling

- + Floor to ceiling @ 2.85m
- + High efficiency heat recovery VRF
- + Semi-exposed ceiling design

### Lighting

- + LED lighting

### Lifts

- + 2 x 10 person passenger lifts

### WC Provision

- + 18 WC cubicles (9 male / 9 female)
- + 1 accessible WC

## External

### Car Parking

- + 414 parking spaces (1:185 sq ft)
- + 26 electric car charging points (infrastructure for 22 more)

### Cycle Parking

- + 87 cycle parking spaces
- + 1 accessible space
- + 2 electric cycle charging points
- + 1 cycle maintenance stand

### Pergola

- + 18m (L) x 4m (W) x 2.6m (H) semi-enclosed pergola with utilities for event catering
- + Terrace area

### Landscape

- + New wildflower planting
- + Sculptural bench seating
- + New external furniture to north terrace
- + New building signage

### Roof

- + Sedum roof
- + PV array system



# Striving for excellence in sustainability

The refurbishment has incorporated a variety of the latest, state-of-the-art design steps to ensure it has excellent ESG credentials.



Net Zero Enabled from an operational carbon perspective



Demand Logic enabled, allowing remote monitoring of M&E



New low energy LED lighting with movement sensors



Environmentally friendly green sedum roof



Targeting BREEAM Excellent and an EPC target of A



New Air Source Heat Pumps for heating and cooling



26 vehicle and 2 electric bike charging points



Enhanced specification glazing to improve thermal performance



New wildflower planting with sculptural bench seating





# Sustainable transport provisions

- Car parking spaces (1:185 sq ft)
- Electric vehicle charging point (22kW Fast EVCP Twin Charging)
- Future Provision: Electric vehicle charging point (22kW Fast EVCP Twin Charging)
- Station Shuttle Bus Service (subject to demand)
- Cycle store enclosure





## Occupier Experience

**To drive an occupier focus throughout our supply chain and asset management team we looked to measure ourselves in a way a hospitality business would.**

To do this we have introduced a Net Promoter Score for our strategic occupiers which hinges on the key question **'would you recommend our property as a place to work?'**

We do this via interaction with high level decision makers within our occupier businesses but also seek to collate real-time feedback from the individuals using our buildings. Occupiers and guests of the building are incentivised to scan a QR code on a poster and respond to a short survey.





Designed for  
ultimate occupier  
productivity

**A big part of our drive for excellence is through a more sophisticated approach to building performance to ensure our occupiers are maximising the productivity of their space.**

By focusing on providing healthy and productive spaces, and demonstrating that in real-time to building users, we are aligning our properties with our occupiers strategy.

**Two of the main technological differences we can offer at 1000 Hillswood to help driving this improved way of working are:**

#### **Demand Logic Enabled**

As a unique Demand Logic enabled building, the M&E can be monitored remotely and adjusted in real time.

This helps drive a better working environment for staff, with greater building efficiency and therefore a cheaper service charge; ultimately creating a more environmentally-friendly building.

#### **Indoor Environmental Quality (IEQ)**

For ultimate efficiency, IEQ data bolsters the capabilities of Demand Logic and allows you to manage your space in line with how it is being used. IEQ sensors measure temperature air quality, humidity, noise, light and volatile organic compound.

We work with our tenants to utilise IEQ sensors within their space delivering significant improvements.





## Be part of the 1000 Hillswood Community

### 1000 Hillswood has been designed so that occupiers can be part of a building community.

We are looking at providing an occupier App for the building and the team are working on providing first-class occupier service and amenities to include:

- + Unmatched front-of-house service delivering an integrated and seamless guest experience from the moment you walk into 1000 Hillswood reception
- + Concierge services available, book events / shows / travel etc.
- + Placemaking and events calendar will capitalise on the outside spaces and pergola event space to promote health, happiness and well-being
- + Networking events
- + Bike doctor — outsourced (drop-in or appointment clinics)
- + Café / bar within the club lounge
- + Pop-up sales / event stalls
- + We are reviewing a larger café option to be dictated by occupier's requirements
- + Food delivery arrangements







**Workspace that stimulates the senses and promotes the well-being of its occupiers.**



## Resilient design

Care has been taken to ensure that the design reflects emerging best practice in response to the pandemic. The plans incorporate a series of practical steps to ensure the building helps reduce risk of virus transmissions between occupants:

- + Contactless sanitary fittings in showers, changing rooms and toilets
- + Air Quality sensors to monitor Internal Environmental Quality
- + Office mechanical ventilation rates delivering fresh air supply of 13.2 l/per second on the basis of 1:8 Occupancy
- + Tenant fit out guide

These provisions accord with BCO latest guidance which centres on maintaining appropriate social distancing, ensuring adequate fresh air provisions, monitoring internal environmental quality (eg humidity, CO<sub>2</sub>) to avoid conditions which can aid airborne transmission. We will be working with AirRated to procure an AirScore for the building accordingly.

Please note these measures represent landlord base build interventions. Further measures will be the responsibility of the operations team and the tenant(s) (cleaning regime and fit out impact eg cellularisation) but will be covered by a Tenant Fit Out Guide to facilitate best practice.





## Venture out and you'll find a range of excellent amenities.

1000 Hillswood Park has great access to a large selection of quality amenities. Both Chertsey and Addlestone offer multiple options right on your doorstep.

### Restaurants and Bars

- 1 The Waggon & Horses
- 2 The Cricketers
- 3 The Royal Marine
- 4 The Golden Grove
- 5 The Prince Regent
- 6 Jack Sparrow Bar
- 7 Zaal Indian

### Retail

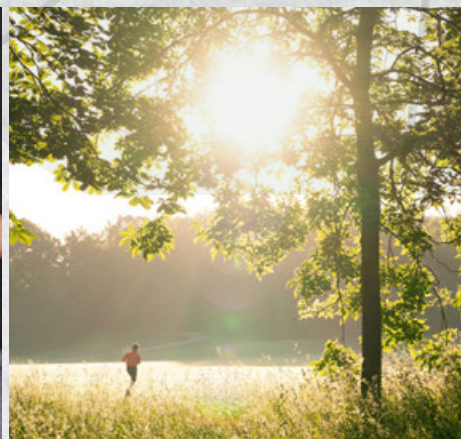
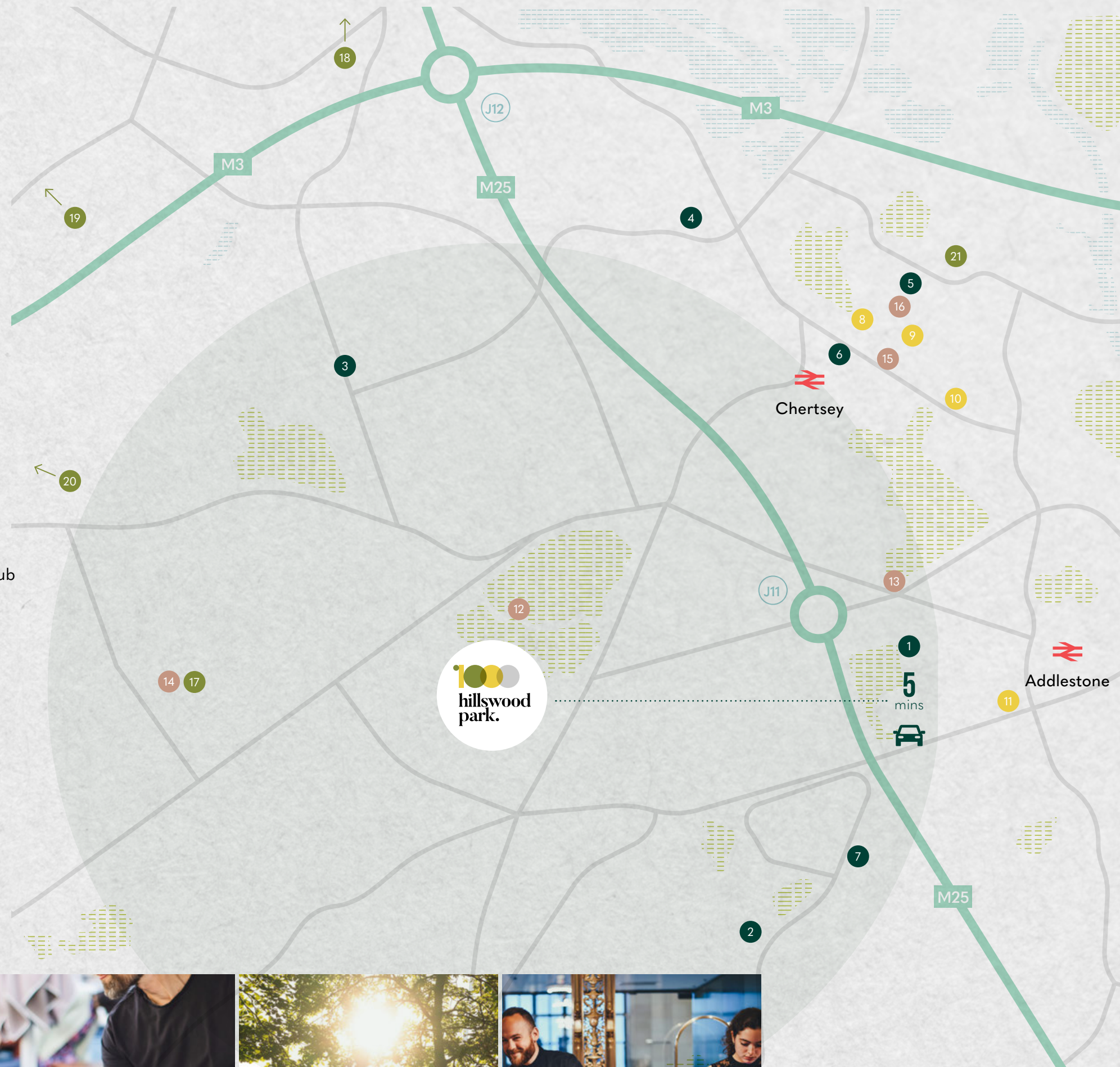
- 8 ALDI
- 9 Sainsbury's
- 10 Tesco Express
- 11 Tesco Extra

### Fitness and Leisure

- 12 Botleys Mansion
- 13 Playgolf Abbey Moor
- 14 Foxhills Driving Range
- 15 River Bourne Health Club
- 16 Not Another Gym

### Hotels

- 17 Foxhills Country Club
- 18 Great Fosters
- 19 Royal Berkshire
- 20 Macdonald Berystede Hotel & Spa
- 21 The Crown Hotel, Chertsey

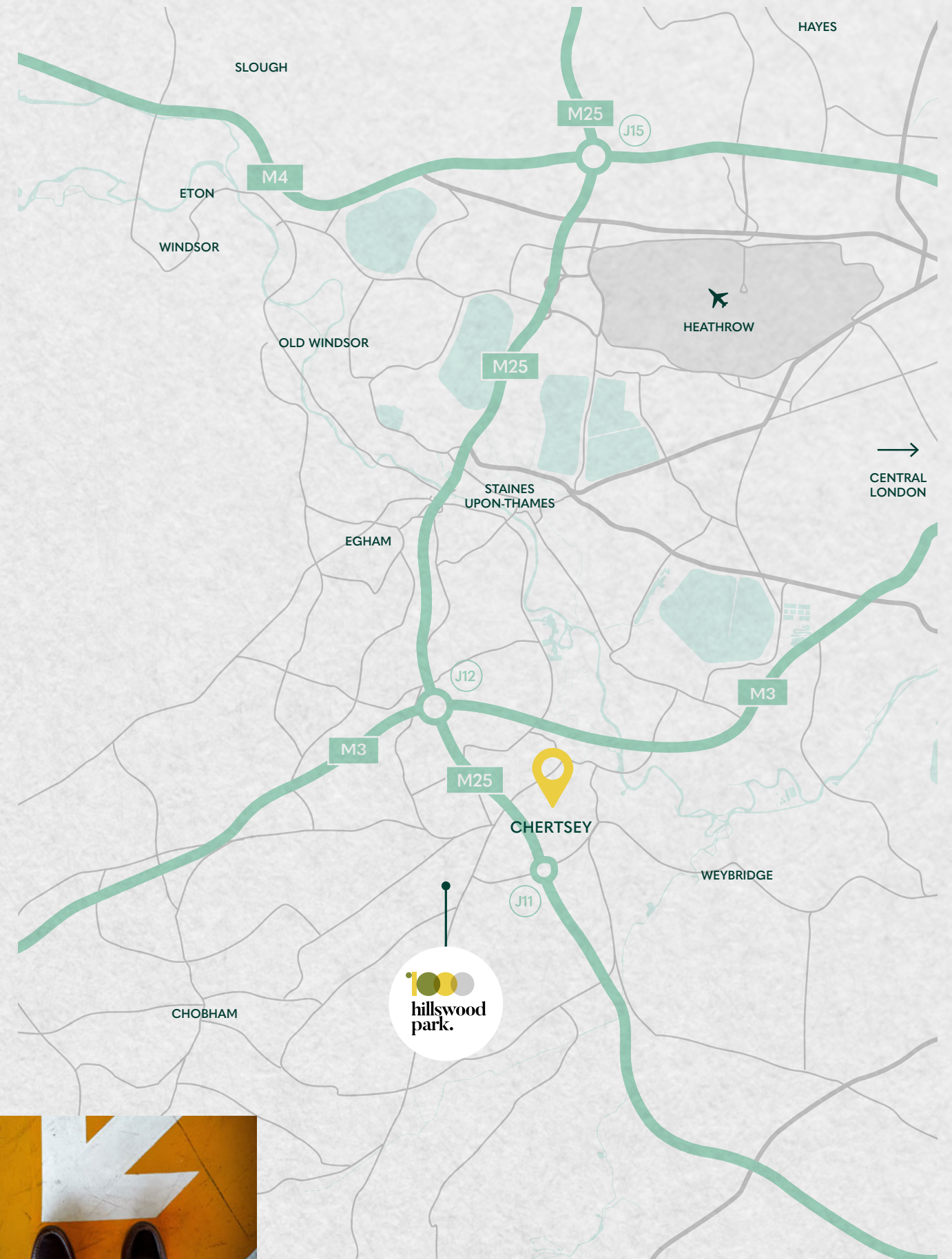
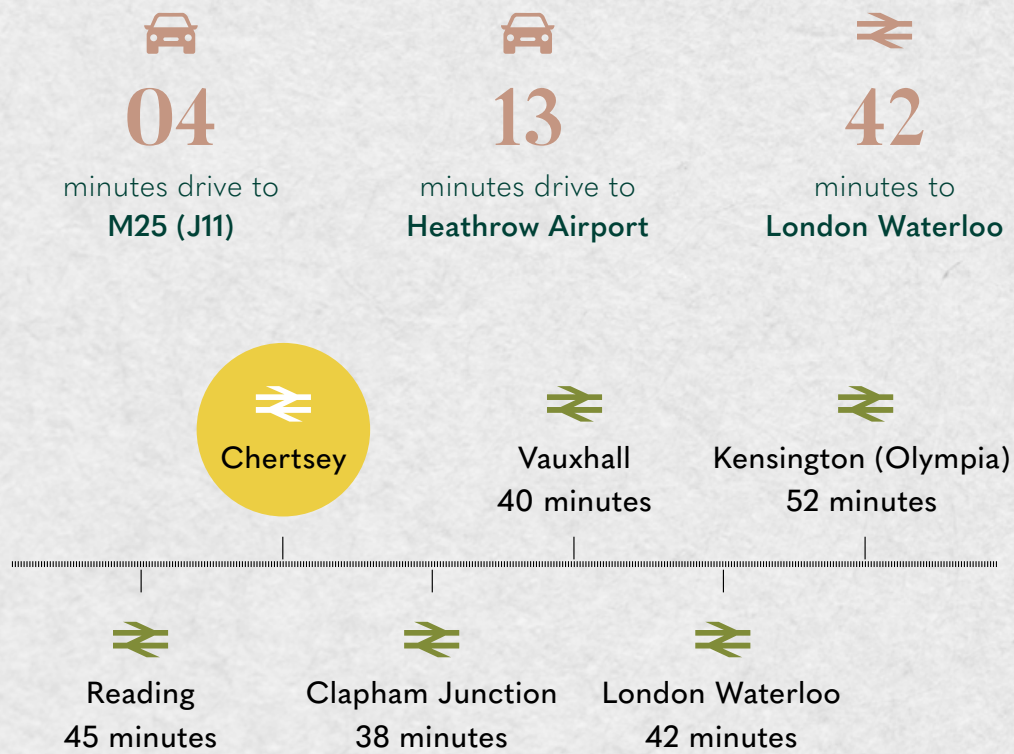




## A premier location with excellent links in, out and around London.

Just over a mile from Junction 11 of the M25 motorway, the location of 1000 Hillswood Park allows easy access to both Heathrow and Gatwick international airports, as well as the M3 and M4 motorways.

Three railway stations are nearby; Chertsey and Weybridge offer primarily local and regional services, whilst Woking offers a direct 26 minute rail connection to central London (Waterloo).



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