

HILLSWOOD BUSINESS PARK

BUILDING3000.CO.UK

KT16 0RS

CHERTSEY



Building 3000

FROM 7,000 - 17,700 SQ FT OF NEWLY REFURBISHED GRADE A OFFICE SPACE COMING SOON

AVAILABLE FROM Q3 2022



HILLSWOOD IS A LEADING BUSINESS PARK LOCATED IN THE HEART OF SURREY

- Excellent car parking ratio of 1:184 sq ft
- Excellent road connectivity; M25 in 1.5 miles, M3 4 miles, Chertsey Town Centre 2 miles
- Large flexible and divisible floor plates
- Large double height reception
- Attractive 57 acre landscaped surroundings including running trails, walking routes and open space
- Onsite café



SPECIFICATION

3000 Hillswood will provide a newly refurbished office suite totalling 17,700 sq ft

The refurbishment is underway and will provide:

- Excellent Car parking ratio of 1:184 sq ft
- New LED lighting
- Raised floors
- Air-con will be a new VRF System
- Semi exposed metal suspended Ceiling
- Cycle storage
- New WC's and shower facilities
- Leafy surroundings
- EV charging points
- Target EPC - B



INDICATIVE CGI



INDICATIVE CGI

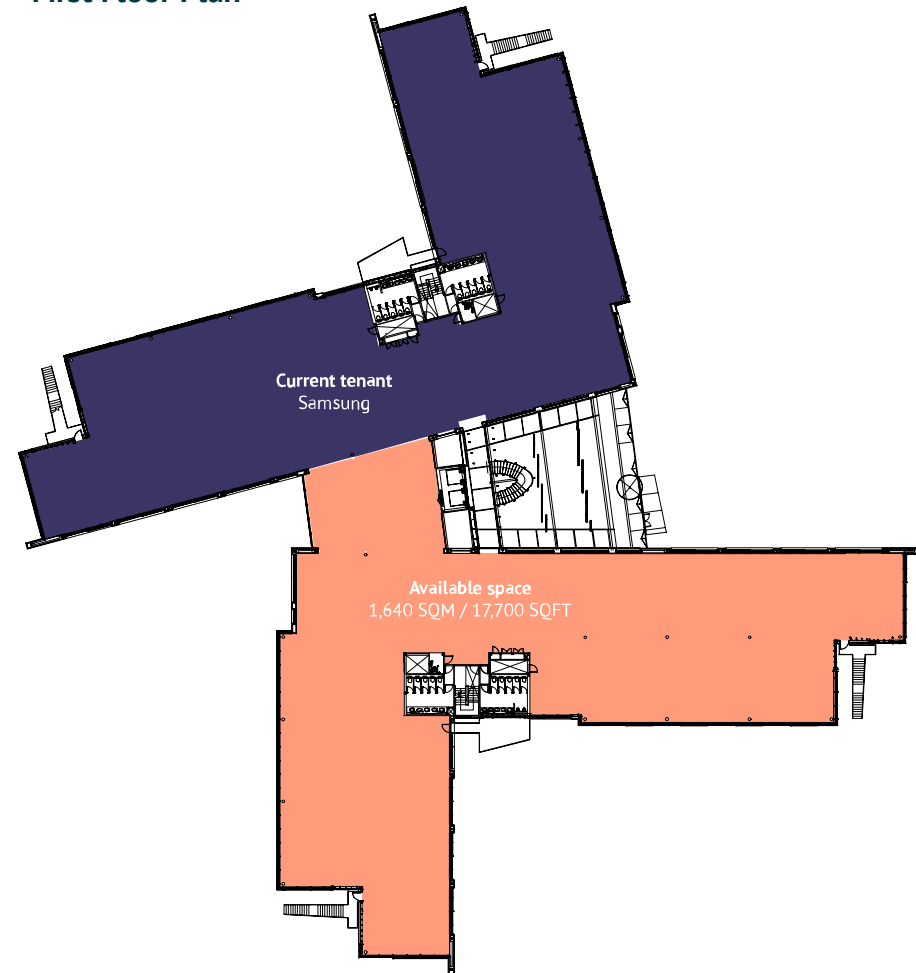


INDICATIVE CGI

FLOOR PLANS

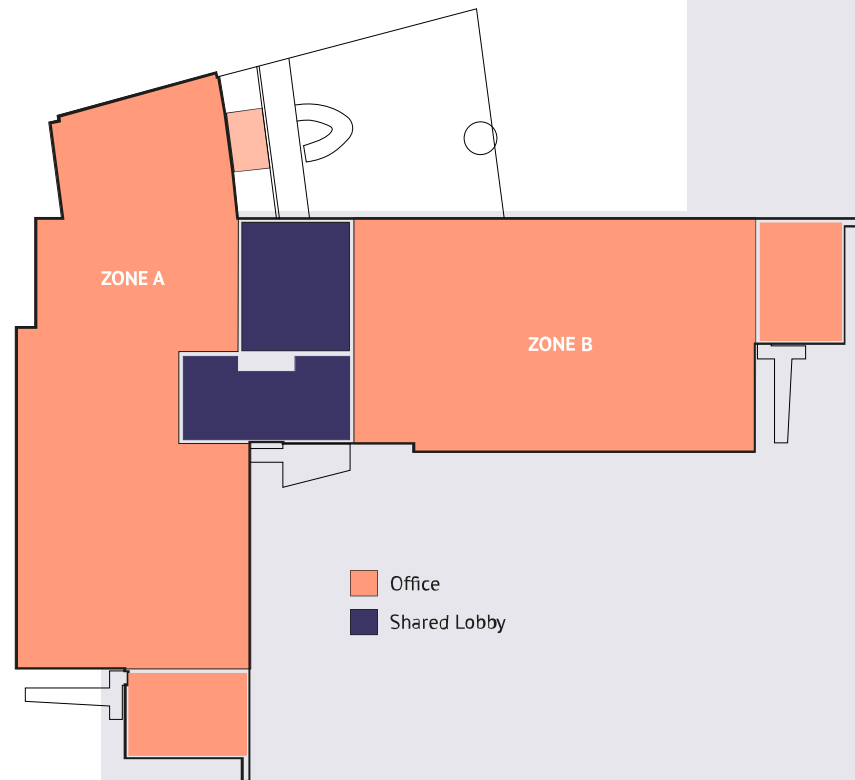


First Floor Plan

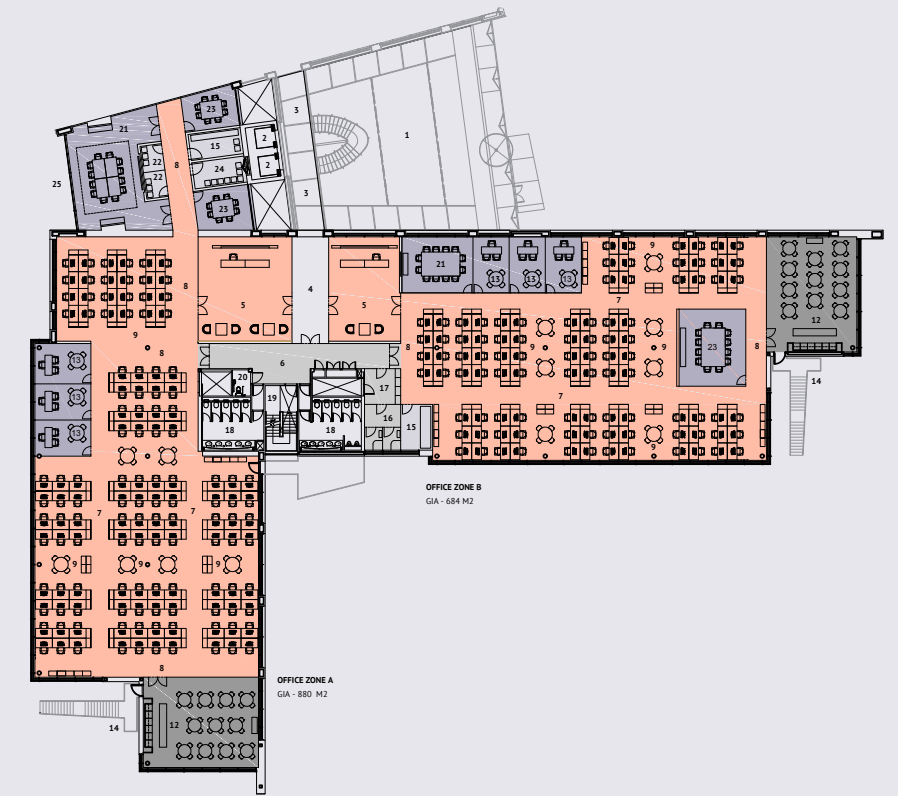


Potential Split floorplate option

ZONE A : 848 SQM (9,127 SQFT)
ZONE B : 685 SQM (7,373 SQFT)



Indictative Layout Plan





CHERTSEY

CHERTSEY TOWN CENTRE

M25

M25

ST PETERS' HOSPITAL

St Peter's Way (A320)

Guilford Road (A320)

Hillswood Drive

BOTLEYS MANSION

SAMSUNG ELECTRONICS

BUILDING 1000

REGUS

SAMSUNG ELECTRONICS

BUILDING 2000

 3000 HILLSWOOD

LOCATION

LOCATED ON HILLSWOOD BUSINESS PARK, SURREY'S PREMIER OFFICE PARK



Prominent position and within **Hillswood Business Park**



The property is well connected to the national motorway network **junction 11 of the M25** is only 1.5 miles away, **Junction 2 of the M3** 4 miles away and **junction 4b of the M4** 11miles away



Chertsey Rail station is 1.5 miles away and provide direct rail services into **London Waterloo**



Heathrow Airport is located only 10 miles to the north and **Gatwick** 30 miles South East

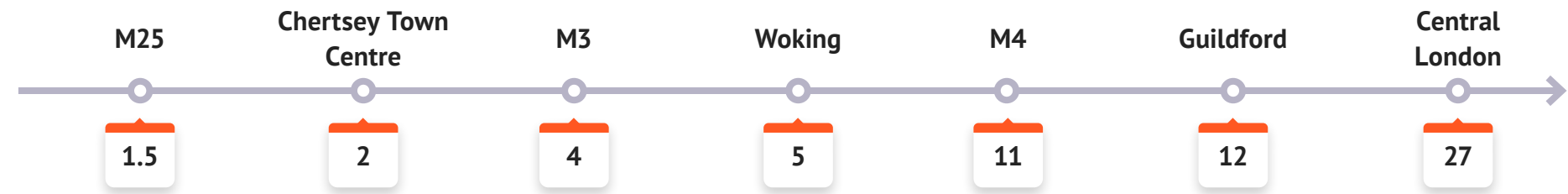


LOCATION

KEY TRAVEL INFORMATION

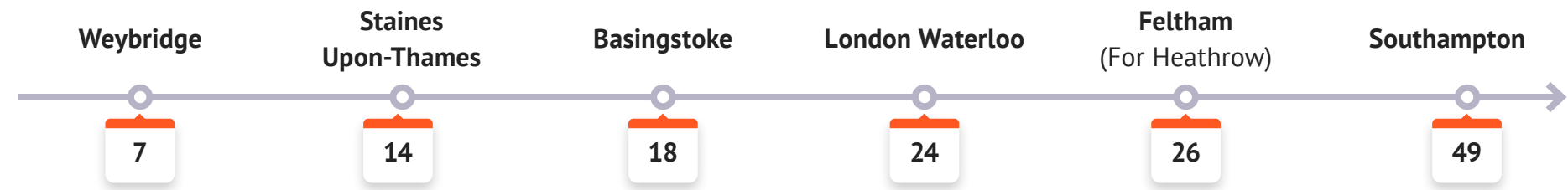
By road

Distance from property (miles)



By train

Time from Chertsey or Woking stations (minutes)



Airports

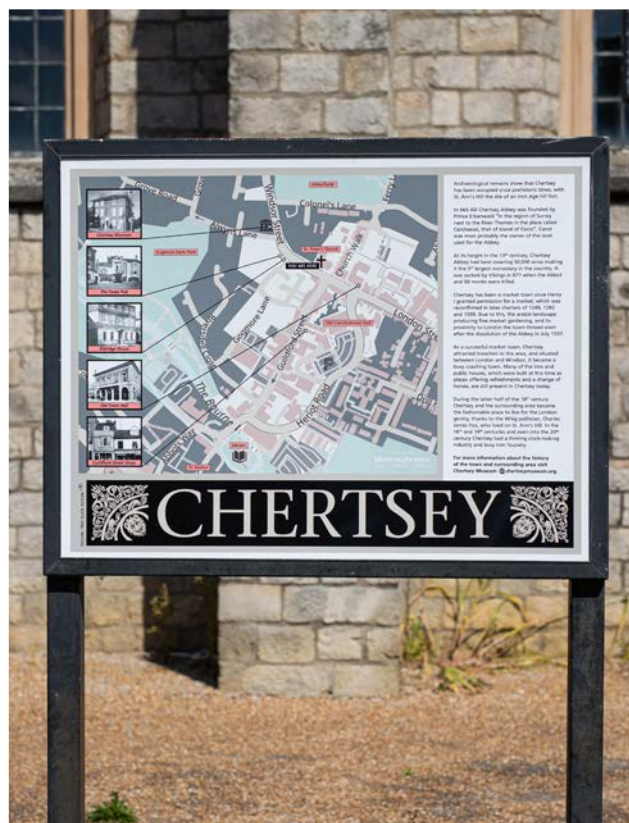
Distance by road from property (miles)



AMENITIES

HOMWOOD PARK IS ON THE DOORSTEP OFFERING 23 ACRES OF PARKLAND

WITH CYCLE ROUTES, NATURE TRIALS, PATHWAYS, LAKE AND WOODLAND





CONTACT

Elliot McNish

07831 122 846

Elliot.mcnish@realestate.bnpparibas



BNP PARIBAS

Maria Hoadley

07584 649 059

MHoadley@vailwilliams.com



**Vail
Williams**

Charlie Nicholson

07769 675 680

Cnicholson@vailwilliams.com

BUILDING3000.CO.UK