

3000hillswood.com

SUPERB HQ OFFICES
WITH GRADE A SPECIFICATION
**on a landscaped Surrey campus
only moments from the M25**

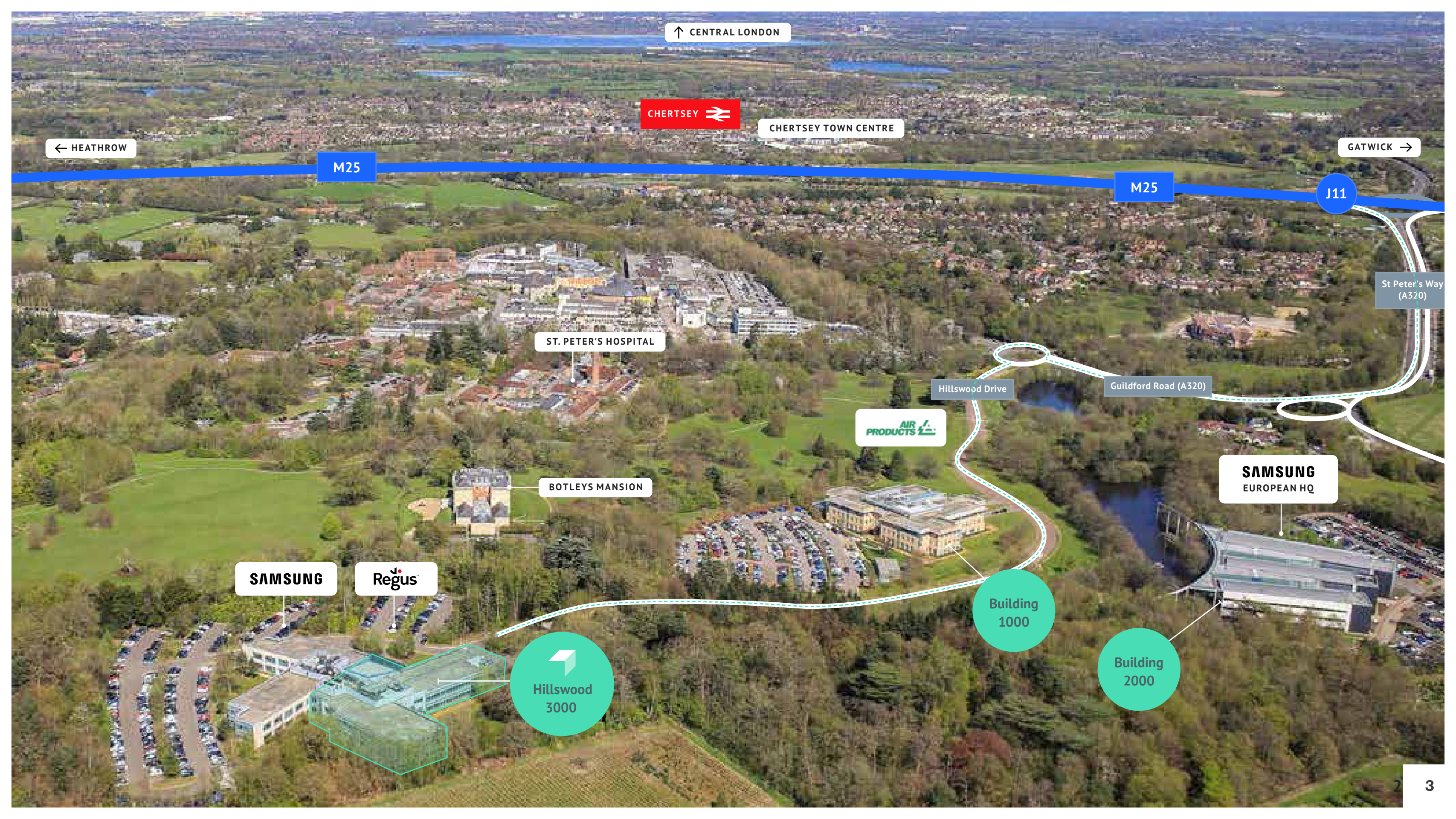
From 7,000 - 17,700 sq ft

3000 Hillswood Business Park, Chertsey KT16 0RS

To Let

3000 HILLSWOOD
will provide a newly refurbished
office suite totalling 17,700 sq ft.
Located on Hillswood Business
Park, one of Surrey's leading
office locations





↑ CENTRAL LONDON

CHERTSEY

CHERTSEY TOWN CENTRE

← HEATHROW

M25

M25

GATWICK →

J11

St Peter's Way (A320)

ST. PETER'S HOSPITAL

Hillswood Drive

Guildford Road (A320)

AIR PRODUCTS

BOTLEYS MANSION

SAMSUNG EUROPEAN HQ

SAMSUNG

Regus

Hillswood 3000

Building 1000

Building 2000

Premier office space in a unique parkland setting

From 7,000 - 17,700 sq ft

Workspace

3000 Hillswood offers 7,000 – 17,700 sq ft of refurbished Grade A office accommodation, on the First Floor of this prestigious office headquarters on the renowned Hillswood Business Park. Existing occupiers at Hillswood include Samsung Electronics, Air Products and Regus.

Locality

Chertsey offers a charming Surrey town centre only a few minutes away with a range of amenities, whilst only 6 miles south along the A320, Woking offers a broad range of high street retailing and leisure. The surrounding beautiful Surrey countryside offers numerous golf courses, cycle routes and other outdoor pursuits.

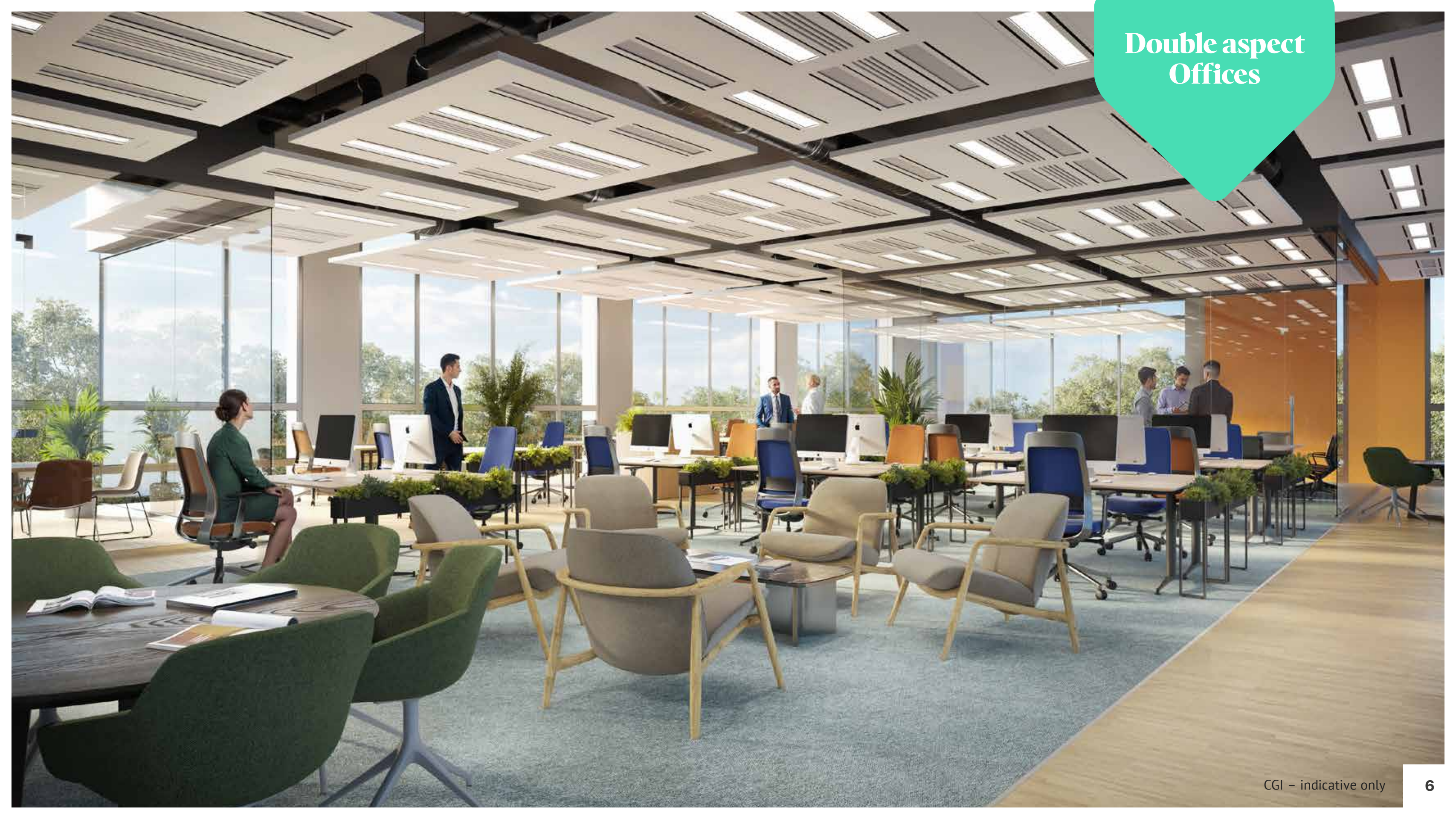
Transport

3000 Hillswood is perfectly situated in a relaxing, green setting with mature landscaping, and yet only moments from the M25 (junction 11) and mid-way from both Heathrow and Gatwick Airports. Central and West/South West London can be accessed via the A3 or M3/A316, and regular rail service to London Waterloo run from nearby Chertsey Station.

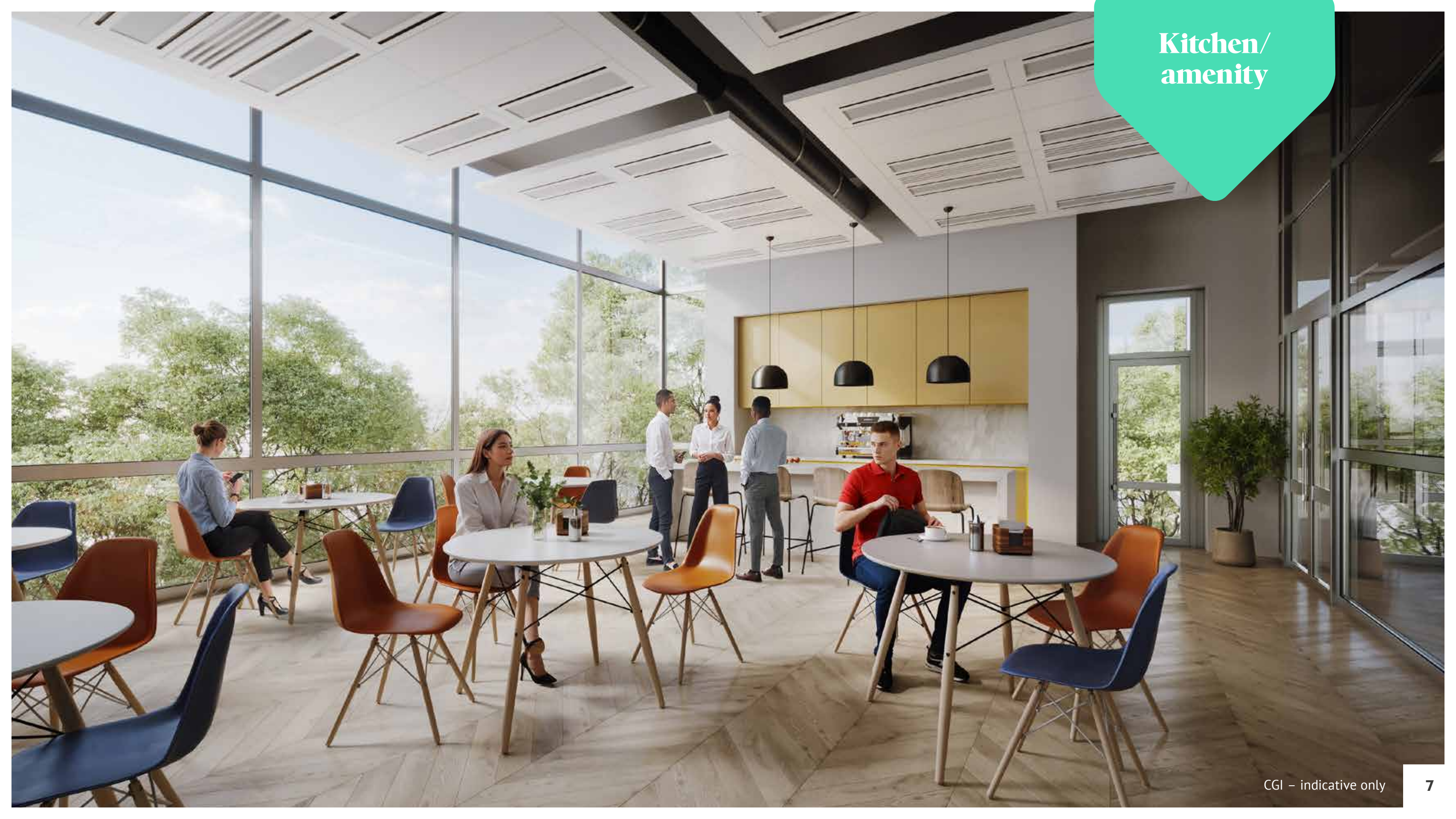
**Prestigious
double-height
reception**



Double aspect Offices



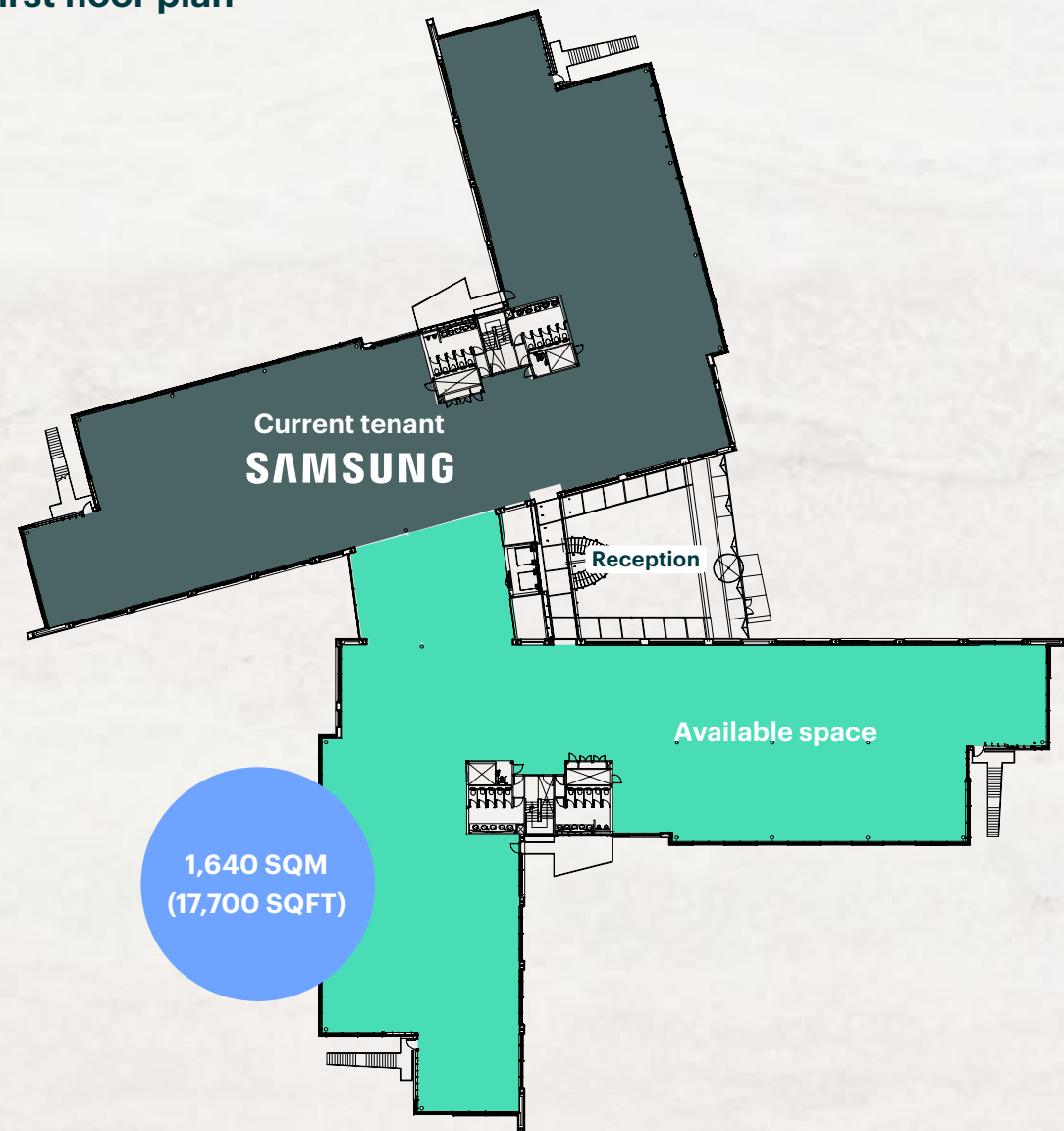
**Kitchen/
amenity**



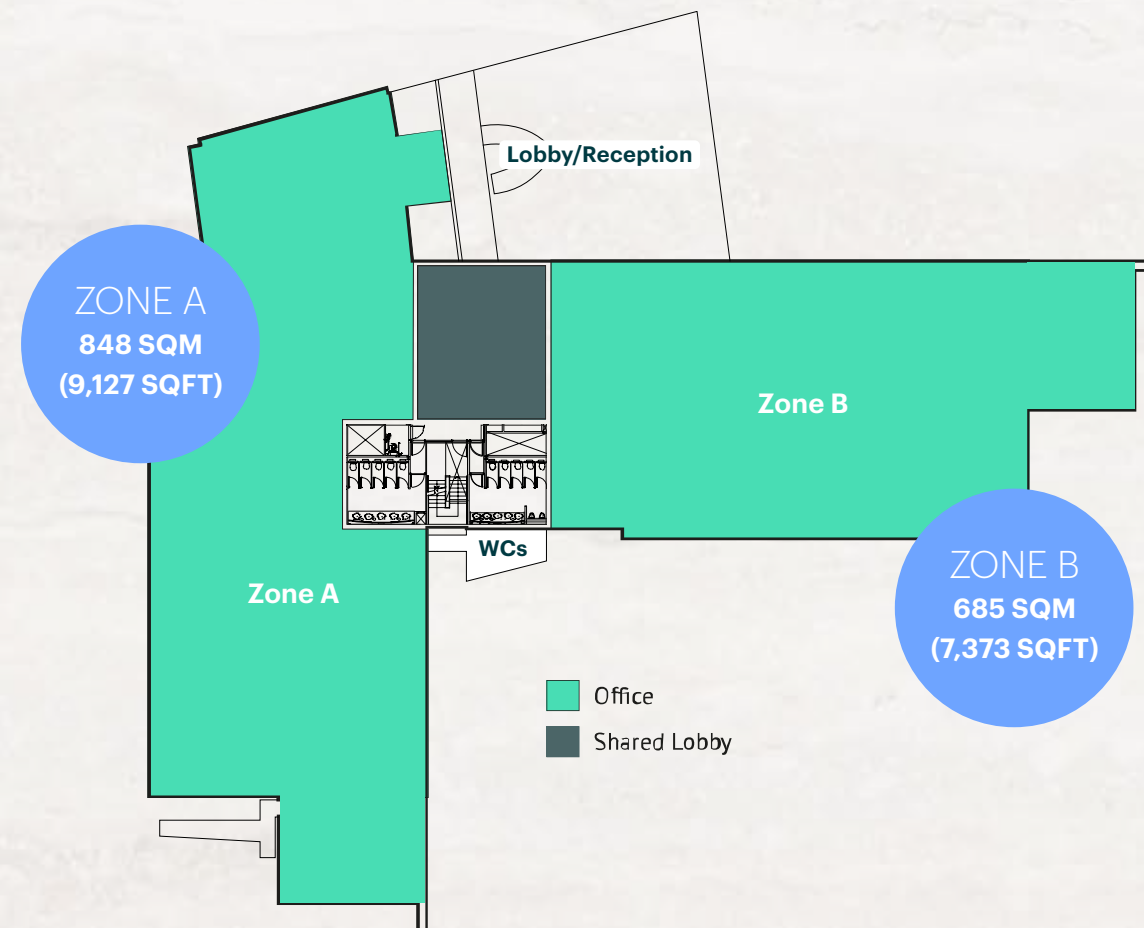


Floor plans

First floor plan



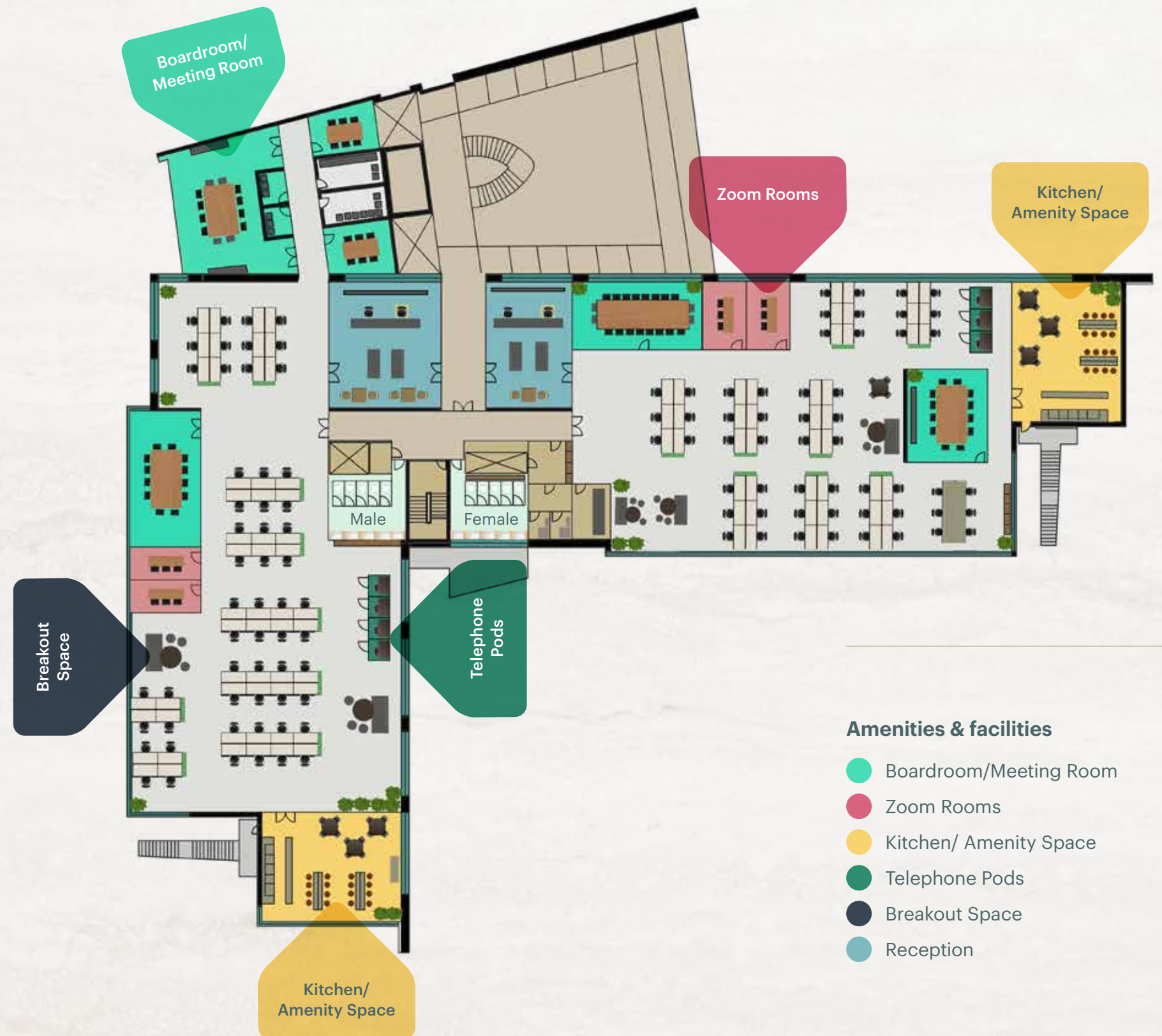
Potential split floorplate option



Potential fit out space plan

The Landlord will be undertaking a comprehensive refurbishment of the office wing and reception area, providing contemporary specification including the following:

- Raised access floors
- Rafted ceiling /exposed services finish
- LED light fittings
- All-electric VRF fan coil air conditioning
- New WCs and showers
- EPC A (target)



- Amenities & facilities**
- Boardroom/Meeting Room
 - Zoom Rooms
 - Kitchen/ Amenity Space
 - Telephone Pods
 - Breakout Space
 - Reception

ESG

3000 Hillswood can provide all the ESG benefits demanded by your staff, customers, visitors and corporate requirements.



Scope for EV charging



Extensive landscaping



LED lighting



On site bike spaces and electric bike charging



Target EPC A



Running trails & walking routes



Indicative program for delivery

	Description	Duration (wks)	Weeks																										
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
1.00	Review design proposals for risks and opportunities	1																											
2.00	Develop the MEP brief in conjunction with Vida	2	█																										
3.00	Refine the Employers Requirements	2		█	█																								
4.00	Submit Initial Budgets	1		█	█																								
5.00	Client to issue PCSA	1			█																								
6.00	Submit Plans to Building Control for Approval	1			█																								
7.00	Submit plans to Landlord for Sign off and Approval	1				█																							
8.00	Prepare Stage 4 proposals for sign off	2				█	█																						
9.00	Review and approve Contract Sum Analysis	1					█	█																					
10.00	Place orders for mechanical plant	1					█																						
11.00	Final Amendments to proposals and Stage Construction Package	5						█	█	█	█	█																	
	Mobilisation period	2								█	█																		
12.00	Construction Works	17											█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
13.00	1st floor refurbishment to CAT A	14											█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
14.00	1st Floor WCs to Samsung space	3											█	█	█														
15.00	Ground Floor WCs to Samsung space	3												█	█	█													
16.00	Reception works	6																				█	█	█	█	█	█		
17.00	Commissioning	2																									█	█	
18.00	Branding, signage and wayfinding	1																									█	█	
19.00	Handover	1																											█

3000 HILLSWOOD

Ideally located for road, rail and (fresh) air

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Travel times (minutes)

03



Drive to
M25 (J11)

13



Drive to
Heathrow Airport

42



Train to
London Waterloo



BY TRAIN
(Minutes)

Reading
45

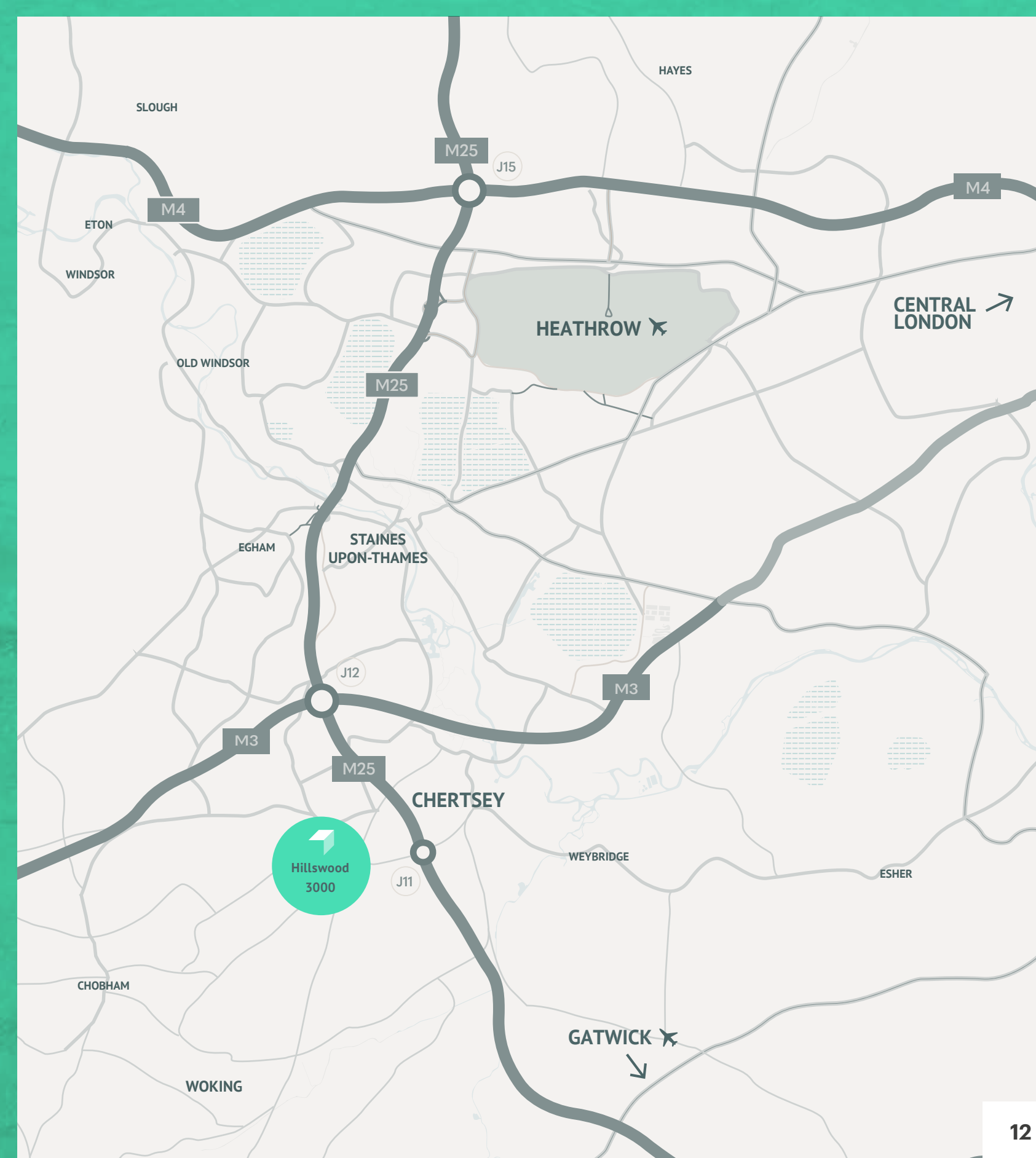
Chertsey

Clapham Junction
38

Vauxhall
40

London Waterloo
42

Kensington (Olympia)
52

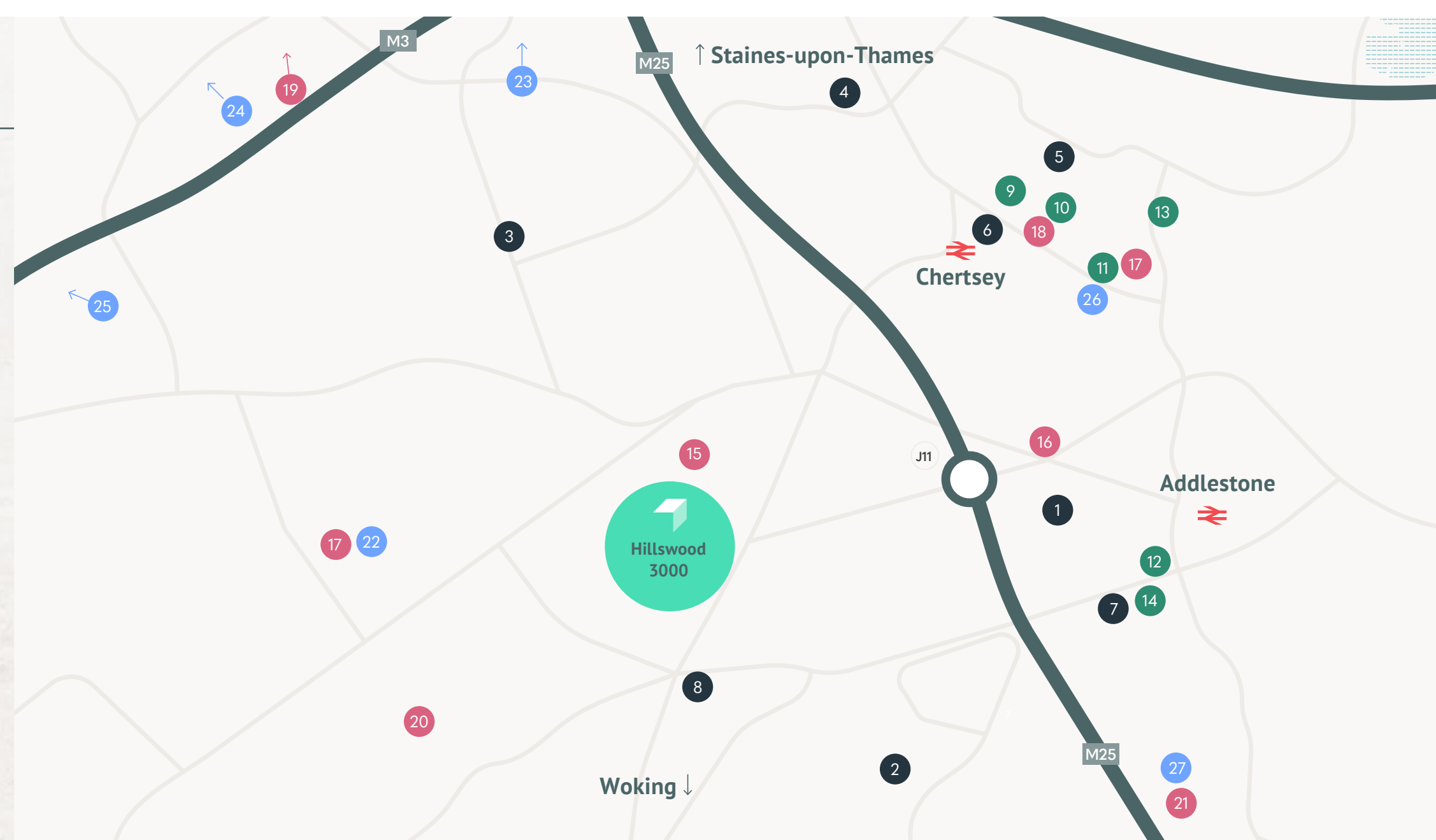


3000 HILLSWOOD

VENTURE OUT
AND YOU'LL
FIND A RANGE OF

excellent amenities

3000 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 Pianillo
- 7 Nandos
- 8 Miller & Carter

Retail

- 9 ALDI
- 10 Sainsbury's
- 11 Tesco Express
- 12 Tesco Extra
- 13 Co-op
- 14 Waitrose

Fitness and Leisure

- 15 Botleys Mansion
- 16 Playgolf Abbey Moor
- 17 Chertsey Fitness Studio
- 18 River Bourne Health Club
- 19 Windsor Castle
- 20 Queenwood Golf Club
- 21 Top Golf Surrey

Hotels

- 22 Foxhills Country Club
- 23 Great Fosters
- 24 Royal Berkshire
- 25 Macdonald Berystede Hotel & Spa
- 26 Travelodge Chertsey
- 27 Premier Inn, Addlestone



Get in touch

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