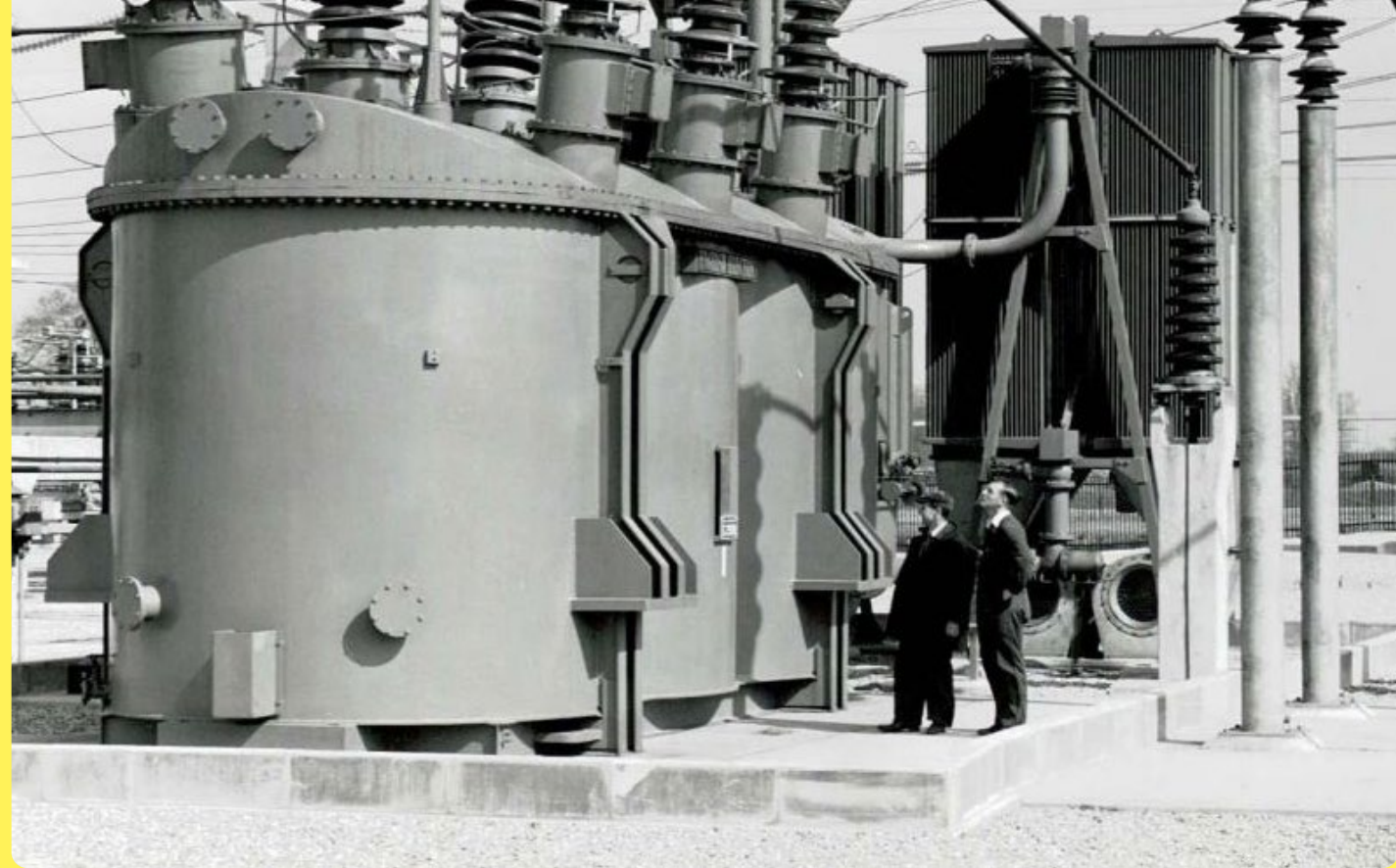




Experience
Leatherhead:

Your **177,000 sq ft**
powerhouse HQ.



The electric past

- ⊗ Once home to the National Grid Central Research Laboratories, the site of Volt witnessed groundbreaking advancements in electrical engineering. Today, we honour that legacy with a vibrant and innovative workspace that fosters the next generation of breakthroughs.



⌘ Experience the future of work in this 176,654 sq ft purpose-built office building together with an excellent parking provision of 688 spaces. Featuring a stunning atrium, flexible floor plates, and state-of-the-art amenities like a gym and on-site restaurant, this property is designed to empower your team and drive success.

The future now.



Why Volt?

⊗ Parkland setting.

Work surrounded by nature in a leafy parkland setting, close to the breathtaking Surrey Hills.



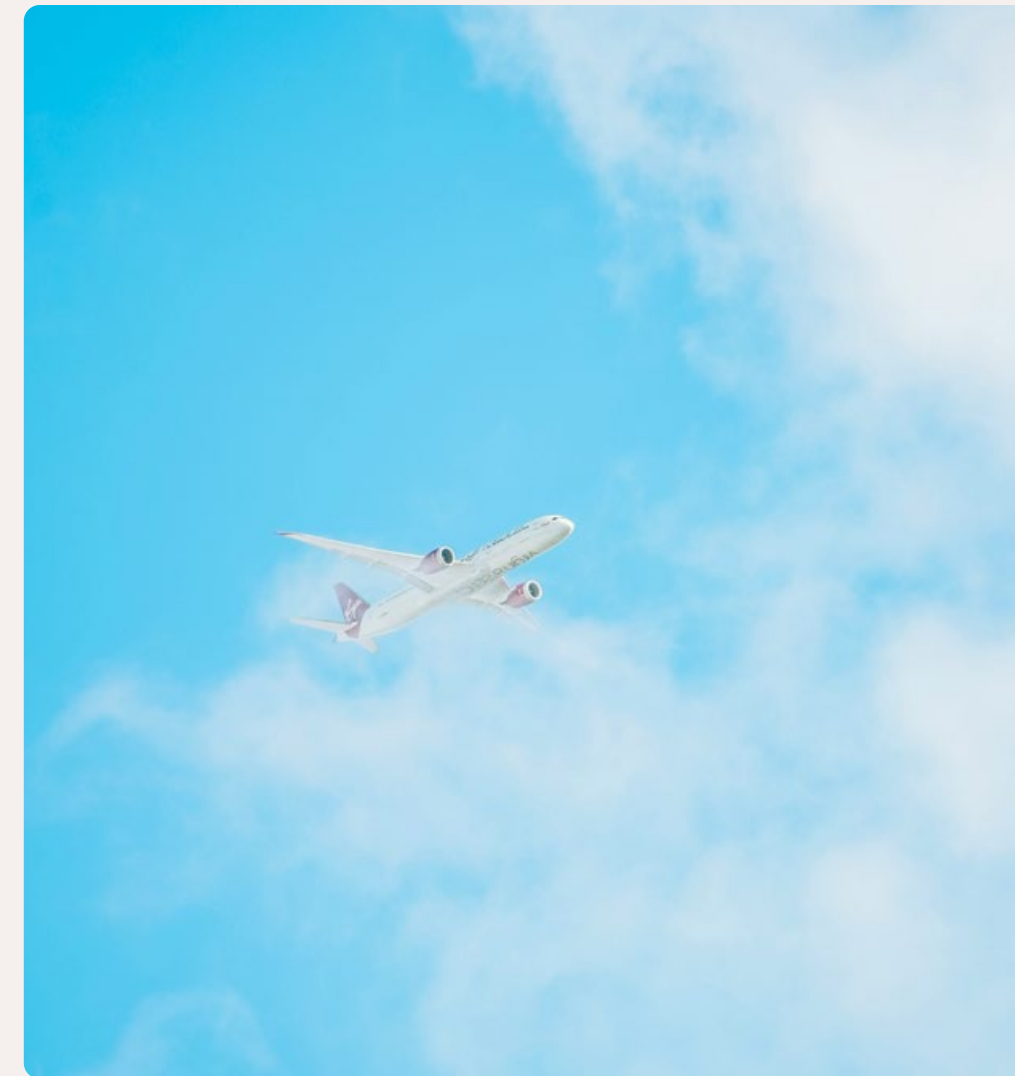
⊕ Energise your well-being.

Experience a vibrant work-life balance at Volt. Our on-site amenities are designed to keep you feeling energised and refreshed.



✈ Effortlessly connected.

Experience unparalleled connectivity with rapid access to the M25, Gatwick Airport, Heathrow Airport and London.



⊕ Powering the future, sustainably.

Choose a workspace committed to sustainability: 'Very Good' BREEAM rating and on-site renewables.





M25

A245

VOLT

LEATHERHEAD

Leatherhead 



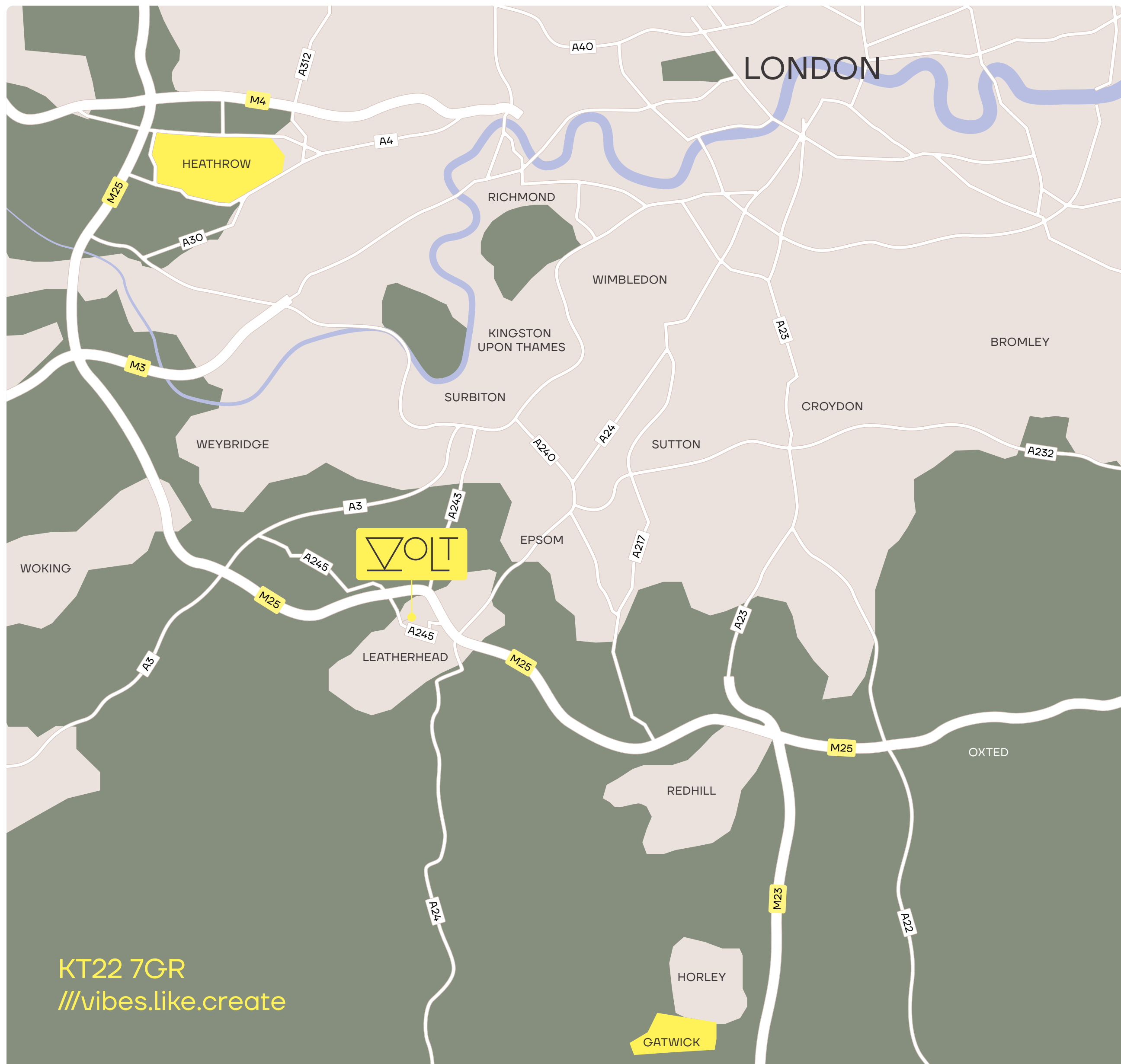
Powering business growth

⊗ Located in Surrey's Mole Valley, Leatherhead offers exceptional connectivity across the South East of the UK, with easy access to the M25, central London, Gatwick and Heathrow. This prime location, combined with a thriving business community, makes Leatherhead an ideal base for business.



Driving times

- ⊗ Gatwick Airport
42 mins
- ▽ Heathrow Airport
54 Mins
- ⊕ Central London
60 mins



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Experiences

Volt

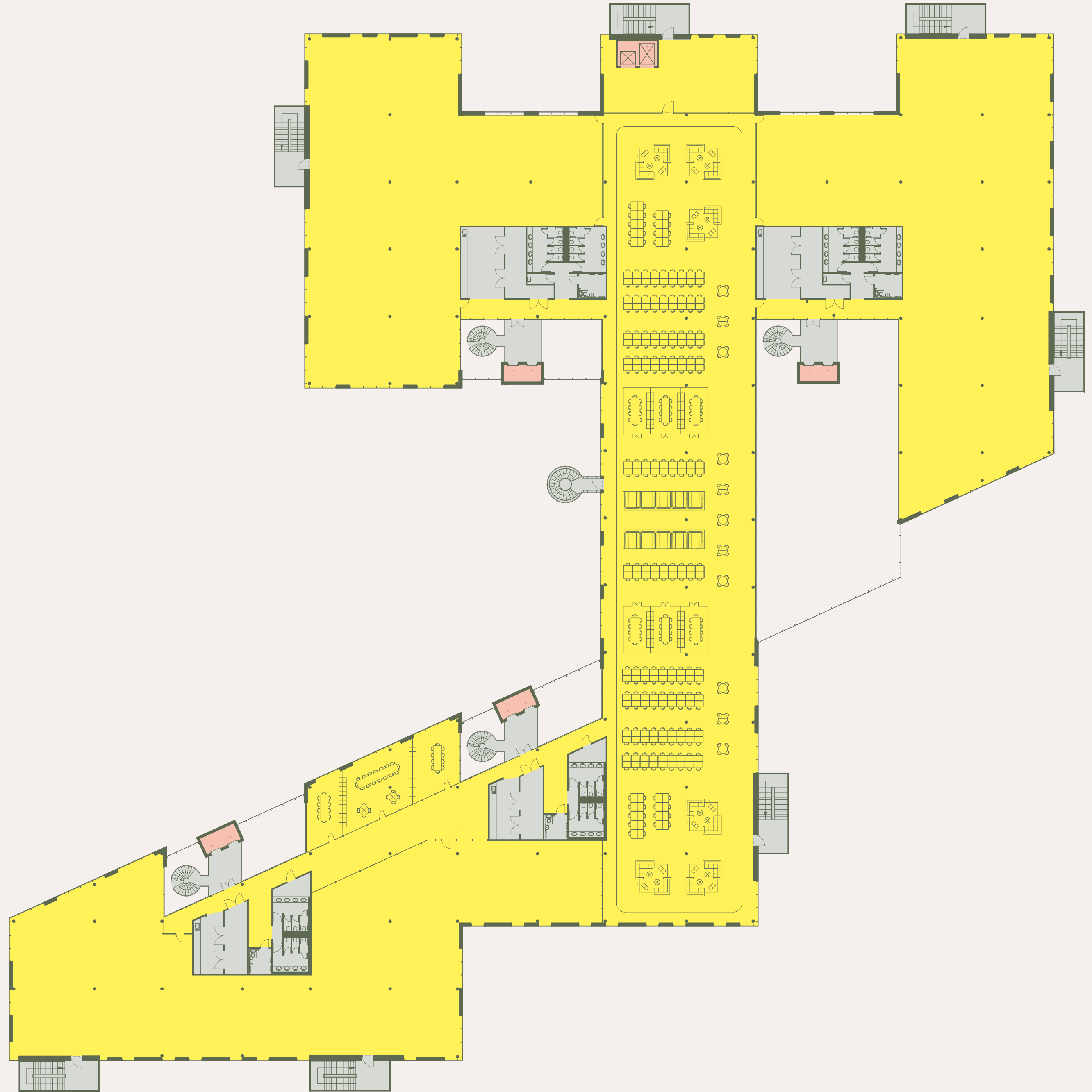
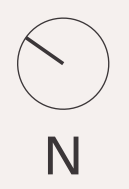


First floor

53,378 SQ FT
4,958.98 SQ M

FLOOR	SQ FT	SQ M
Second	53,403	4,961.30
First	53,378	4,958.98
Ground – Office	54,567	5,069.44
Ground – Atriums	7,914	735.23
Ground – Restaurant	1,830	170.01
Basement - Gym	5,562	516.73
TOTAL	176,654	16,411.69

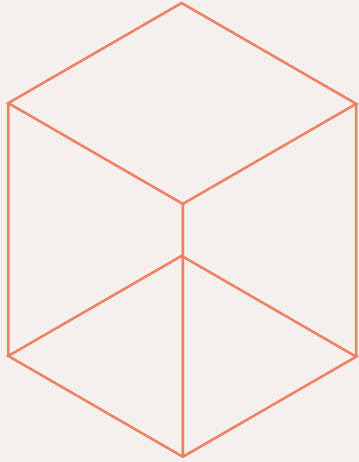

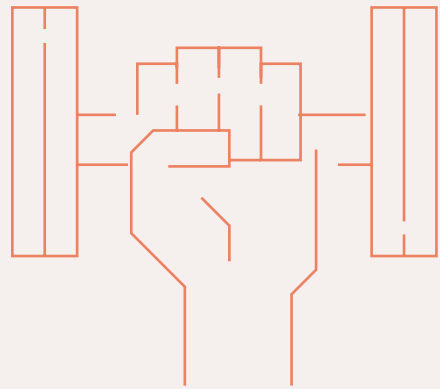


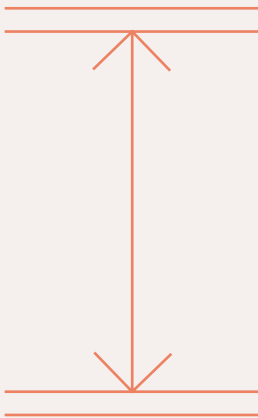
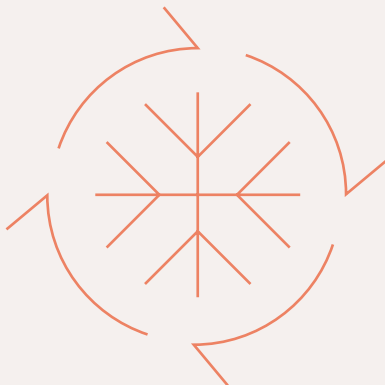
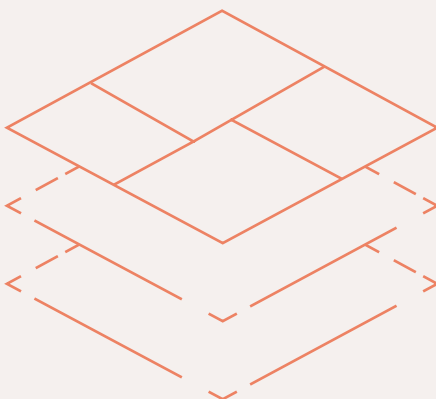
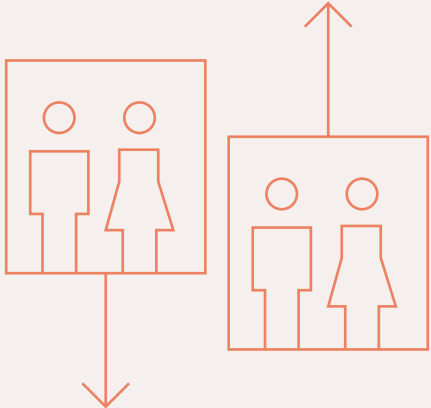
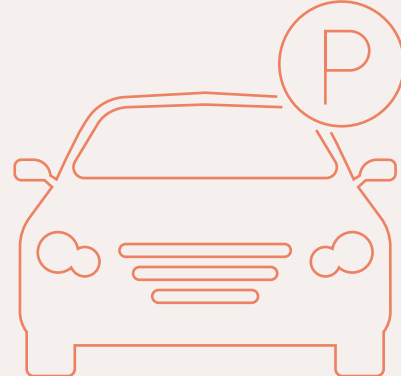
- KEY
- Office
 - Core
 - Lifts





CGI - Office space

Specification

<p>▽ Full height entrance atrium</p> 	<p>⊗ Restaurant</p> 	<p>≡ Gym</p> 	<p>☼ External courtyard</p> 	<p>≡ Woodland activity zone</p> 
<p>≡ 3m floor to ceiling heights on office floors</p> 	<p>≡ Four pipe fan-coil air-conditioning</p> 	<p>≡ Fully accessible raised floors</p> 	<p>▷ Eight 10-person passenger lifts</p> 	<p>◁ 1:235 sq ft car parking ratio 688 spaces</p> 



- ⊗ Volt's combination of high-spec office and parkland location allows for a unique wellness-focused work experience.

The parkland location provides the backdrop for both the floor-to-ceiling glazing of the office floors and the large fully-fitted gym. The outdoor courtyard is the perfect spot for informal meetings and quiet contemplation. While the activity zone allows for energetic exercise ranging from woodland walks to lunchtime runs and games of Padel.

Find your balance at Volt



Powered by sustainability



- ⊗ Volt demonstrates a strong commitment to sustainability. The building boasts a 'Very Good' BREEAM rating and incorporates on-site renewable energy resources. These include a ground source heat exchange system and solar thermal panels, which contribute to 10% of energy needs and supply approximately 50% of the building's hot water demand.

10%

On-site renewables contribute **10%** of the building's energy needs.

50%

Solar thermal panels supply approximately **50%** of the building's hot water demand.

Accreditations:

BREEAM

Your needs, our priority

Volt represents an exciting opportunity for an aspirational business to partner with a well funded and committed landlord.

⊗ A tailored fit-out solution

To help you create your perfect workspace, the landlord can discuss potential finance packages to support your occupational fit-out. These packages are subject to separate negotiation to ensure they meet your specific needs.

▷ The Landlord

The Landlord, Tabung Haji, is a Malaysian investor with significant capital resources and investments both globally and in the UK. They are a long term investor and committed to delivering sustained growth for their investors.



± 18-24 months

Estimated refurb schedule

£16 billion

Landlord total assets under management



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