A rare proposition...
A new business quarter providing modern energy efficient Grade A office buildings set within an attractive landscaped environment with an excellent car parking provision.

The Square is within 2 miles of junction 9 of the M25 and within walking distance of Leatherhead town centre and adjacent to the mainline train station.
Leatherhead is located in the prosperous County of Surrey, approximately 21 miles South West of London and 17 miles North East of Guildford. This historic market town benefits considerably from its close proximity to the M25 London Orbital Motorway and consequently the ease with which the rest of the South East of England is accessible through the National Motorway Network.

Rail communications to Central London are also fast and efficient with 7 peak departures per hour from Leatherhead Railway Station to London with a journey time of just over 45 minutes. Heathrow Airport (25 miles) and Gatwick Airport (21 miles) provide excellent access to air transport.

**By Road**
- M25, Junction 9: 2 miles
- Leatherhead town centre: 1.2 miles
- Redhill: 13 miles
- Croydon: 15 miles
- London: 21 miles
- Guildford: 17 miles
- Gatwick: 21 miles
- Heathrow: 25 miles
- Staines: 21 miles
- Slough: 15 miles
- Dartford: 25 miles
- Slough: 29 miles

**By Rail**
- London Waterloo: 46 minutes
- London Victoria: 47 minutes
- Clapham Junction: 34 minutes
- Wimbledon: 27 minutes
- Epsom: 8 minutes
- Guildford: 29 minutes

*Source: Road: michelin.com, Rail: nationalrail.co.uk*
Unilever PLC has its UK and Ireland headquarters in Leatherhead at the purpose-built Unilever House - home to the nation’s favourite consumer brands including: Bertolli, Colman’s, Knorr, Marmite, Hellmann’s and Surf.
Leatherhead is within the Mole Valley District of Surrey which has a population of approximately 81,100 people, with 42,000 of these residing in Leatherhead itself. Further to this, Leatherhead has a larger employment catchment of some 179,000 people within a twenty minute drive time.

Leatherhead is a prosperous town with an above average number of highly skilled professional employees at 64.4%, compared with 46.1% in the South East and 41.9% nationally.

In addition to this, the largest source of employment is derived from the Financial Business Services Sector. In 2004 this sector accounted for 27.9% of jobs within Leatherhead and nearby Dorking, above the Office Promotion average of 27.6%.

Leatherhead town centre boasts a wealth of leisure and retail amenities including the Swan Shopping Centre, Sainsbury’s, Starbucks and the Nuffield Gym.
The Square comprises four office buildings ranging in size from 9,935 sq ft up to 31,205 sq ft and totalling 68,190 sq ft. Planning consent has been obtained for the reconstruction of these buildings around the existing steel frames.

The buildings will incorporate energy efficient design and technology to minimise running costs together with regular shaped efficient floor plates to maximise occupational flexibility.

The scheme provides for an exceptional car parking provision of 269 spaces, a ratio of 1:253 sq ft. However, the landscaping has been designed to reduce the impact of car parking on the external environment with the creation of an avenue connecting the main entrance to a central amenity space forming a focal point of the scheme.

The symbol of Leatherhead is a swan holding a sword in its beak. This can be seen on the old Leatherhead coat of arms, and on the Mole Valley coat of arms.
• Fully glazed entrances to all buildings
• Two glazed atria and a feature staircase in Q4
• Central external amenity space incorporating bench sitting and a water feature.
• Targeted BREEAM rating of 'Very Good' and EPC 'B'
• VRF air conditioning incorporating heat recovery system
• Full access raised floors
• Suspended ceilings and LG7 intent lighting with PIR and daylight dimming
• Shower facilities within all buildings
• 269 on site car parking spaces (1:253 sq ft)
• Covered cycle parking
4. External Cladding

External walls finished in buff blockwork and zincclad curtain cladding to key focal points of the design. All external walls and elevations to meet Building Regulations.

5. Securing System

The roofing system consists of a fully bonded waterproof membrane, insulated Brett, pre-sealed purlins, and glazed skylights across routes, balustrades, flashings for copings and upstands and provide a maximum air-leakage ‘U’ value in order to meet Building Regulations.

6. Dry Lining

Dry wall construction comprising metal stud or gypsum type systems with plasterboard finished face to concrete walls, soffits and internal core areas where necessary.

7. Internal Wallwork

Stainless steel hand railing with tension wire or galvanized bars for staircases.

8. Receptions

Typical units comprise internal finishes, toilet cubicle fittings, partitions, vanity units, mirrors, sanitary fittings, associated plumbing, lighting and power sub-circuit wiring, and light fittings.

9. Toilets

WC pans together with seats and covers together with ducting, plumbing and associated flushing, to be installed at floor level.

10. Disabled Person Toilet

WC pans together with seats and covers together with ducting, plumbing and associated flushing, together with ducting, plumbing and associated flushing, together with ducting, plumbing and associated flushing. A shower is provided within all disabled toilet facilities.

11. Cleaner’s Cupboards

The internal toilet finishes are as follows: Wall finishes will be stone/porcelain tiles with honed finish for slip resistance with splash area tiles where appropriate and entrance matting.

12. Floor Finishes

Office Areas: Medium grade metal pan raised floor. Raised floor to be selected prior to start of works. Internal Stair: carpeted.

13. Wall Finishes

Lightwell infill areas are structurally similar to the reinforced concrete first floor.

14. Ceiling Finishes

The ceiling finishes are to be painted white with a splash area tiles behind the sink.

15. Lighting

The sanitary fittings and plumbing provisions for the toilet space is to be designed on small power and leading to the lifts is clad with coloured lacquer finished MDF panels.

16. Doors, Frames and Ironmongery

Each building to have a new entrance facade. This facade will be constructed from double glazing supported on a curtain walling system or window providing maximum transparency into the entrance area.

17. Services

Outside air provision: Summer design 29°Cdb 20°wb. Population density criteria for cooling and outside air provisions.

18. Doors, Frames and Ironmongery

The structural frame is supported on typically 1500mm diameter reinforced concrete piles with pre-cast concrete first floor. Columns are located adjacent to original construction; castellated steel beams on steel columns cast in-situ for the superstructure for the office areas (kN/sq m):

Raised floor 0.45.
Suspended ceiling and building services 0.4.

In addition, the following superimposed design dead loads have been allowed for in the office areas (kN/sq m):

Roof plant areas 2.50.
Ground floors 25.0.
First floors 3.50 (plus 1.0kN/sq m for partitions).

Toilet lobby: White painted drylined walls and ceiling. Raised floor, to accept carpet/finish similar to walls.

The floor finishes will be stone/porcelain tiles with honed finish for slip resistance with carpeted areas inserted where appropriate and entrance matting. Toilet finishes: High quality partionable height cubicles, with laminate surface.

Entrance doors to be solid core.

The sanitary fittings and plumbing provisions for the toilet space is to be designed on small power and leading to the lifts is clad with coloured lacquer finished MDF panels.

Ceiling finishes are to be painted white with a splash area tiles behind the sink.

The ceiling finishes are to be painted white with a splash area tiles behind the sink.

Lightwell infill areas are structurally similar to the reinforced concrete first floor.

Each building to have a new entrance facade. This facade will be constructed from double glazing supported on a curtain walling system or window providing maximum transparency into the entrance area.
20.1 Electrical

**Electricity Utility Company (EUC)** at 400 volts. Electrical power is provided via an REL transformer back to the utilities in Q4.

**Small power** 25watts/sq m. **Lighting** 12watts/sq m.

20.2 Electrical Design Criteria for Office Floors:

The EUC incoming switchgear and metering shall be strategically positioned. A variable refrigerant flow (VRF) heat recovery inverter driven system shall be provided. It is anticipated that the building will achieve a BREEam ‘A’ Environmental and AECB ‘A’.

20.3 Outdoor condensing units shall be podded at roof level connected to indoor classic types for fan coil units. Fan coil units shall generally be to the recommendation of BCO.

The VRF system shall be capable of providing simultaneous heating and cooling. Conditioned air shall be distributed through ceiling mounted supply air outlets.

20.4 General internal and external health by the internal power supplies. Architectural design to be inclusive of site design.

20.5 In accordance with the Electricity Code - concrete post and pier to support the load. Vehicle number strips to site entrance - concrete post and pier to support the load.

20.6 The toilet accommodation shall be provided with manual ventilation and a roof mounted fan to be extracted and not retained. Power supply from landlord’s board is provided for the security devices from the building entrance point.

20.7 Fire Protection Services

**Fire escape** is provided with a stair well to the entrance door threshold. The toilet accommodation shall be provided with manual ventilation and a roof mounted fan to be extracted and not retained. Power supply from landlord’s board is provided for the security devices from the building entrance point. In accordance with the Electricity Code - concrete post and pier to support the load.

21. Draining and Plumbing

21.1 The draining and plumbing systems are divided into two systems, foul sewer and surface water.

**Water Services:**

The systems are complete with all pipes, fittings, valves, manifolds, anchor, plugs, pumps and controls, etc, as required to make the service operational.

21.2 Provision for Future Tenant Fit-Out

Suitable provisions for tenants to provide tea points and ancillary equipment. A complete drainage system provided to convey all waste water from the building into the adjacent sewers. The systems are complete with all pipes, fittings, valves, manifolds, anchor, plugs, pumps and controls, etc, as required to make the service operational.

21.3 Fire Protection Services

21.4 Building to have a fire alarm automatic detection and alarm system to BS5839 category L2. Building and fire alarm systems are designed for a single phase evacuation sequence.

22. Heating, Cooling and Ventilation Systems

22.1 A complete rainwater drainage system to supply water to all future, water consuming equipment, hot water heating equipment andequiv for all the use of other building services is provided.

22.2 The system shall be capable of delivering instantaneous heating and cooling. Conditioned air shall be distributed through ceiling mounted supply air outlets.

22.3 Outdoor condensing units shall be podded at roof level connected to indoor classic types for fan coil units. Fan coil units shall generally be to the recommendation of BCO. The VRF system shall be capable of providing simultaneous heating and cooling. Conditioned air shall be distributed through ceiling mounted supply air outlets.

22.4 General internal and external health by the internal power supplies. Architectural design to be inclusive of site design.

23. Lighting Protection

23.1 A variable refrigerant flow (VRF) heat recovery inverter driven system shall be provided. It is anticipated that the building will achieve a BREEam ‘A’ Environmental and AECB ‘A’.

23.2 Cable Management

Space is provided to tenant’s base slab with slab in mesh flooring for future cable tray provision.

23.3 Lighting Protection

In accordance with the Electricity Code - concrete post and pier to support the load. Vehicle number strips to site entrance - concrete post and pier to support the load.

23.4 Security

**Fire escape** is provided with a stair well to the entrance door threshold. The toilet accommodation shall be provided with manual ventilation and a roof mounted fan to be extracted and not retained. Power supply from landlord’s board is provided for the security devices from the building entrance point. In accordance with the Electricity Code - concrete post and pier to support the load.

23.5 First Floor Lift

**Fire escape** is provided with a stair well to the entrance door threshold. The toilet accommodation shall be provided with manual ventilation and a roof mounted fan to be extracted and not retained. Power supply from landlord’s board is provided for the security devices from the building entrance point. In accordance with the Electricity Code - concrete post and pier to support the load.

23.6 Elevational Services

**Fire escape** is provided with a stair well to the entrance door threshold. The toilet accommodation shall be provided with manual ventilation and a roof mounted fan to be extracted and not retained. Power supply from landlord’s board is provided for the security devices from the building entrance point. In accordance with the Electricity Code - concrete post and pier to support the load.

23.7 Lift Installation

Each building shall have an appropriately sized passenger lift with traffic performance as BCO 2009.

23.8 BREEam

Each building shall achieve a Very Good rating.

24. External Works

24.1 To be used in conjunction with latest revision of H&J dressing L/PAVING P1 - Proposed Site Layout.

24.2 External Lighting

**Civil engineering** comprises of all drainage pipework. Distribution boards to each floor including sub-metering to allow equipment and control of all services. Architectural design to be inclusive of site design.

24.3 Street Furniture, External Lighting and Fencing

24.4 Street Furniture


24.6 Shrubbery

24.7 Water Fountains/Features:

24.8 Trees:

24.9 Retaining Walls and Raised Planting Beds:

24.10 Shrubbery:

24.11 Water Fountains/Features:

24.12 Trees:

25. Automatic Controls and Building Management System

25.1 The VRF system shall be capable of providing simultaneous heating and cooling. Conditioned air shall be distributed through ceiling mounted supply air outlets.

25.2 Automatic Control and Building Management System is a microprocessor based system utilizing the distributed intelligence concept. The building management system shall be integrated with building management system with other control functions for central ventilation systems.
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