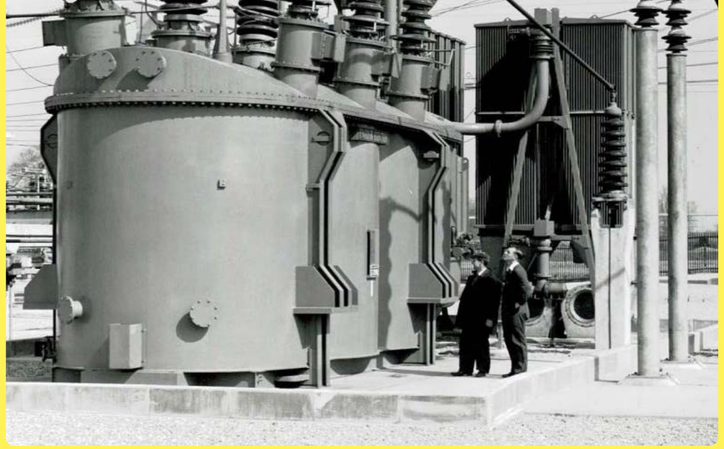
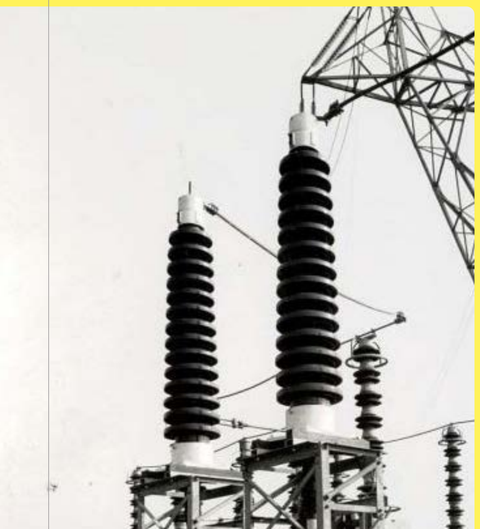
VOLT

Experience Leatherhead:

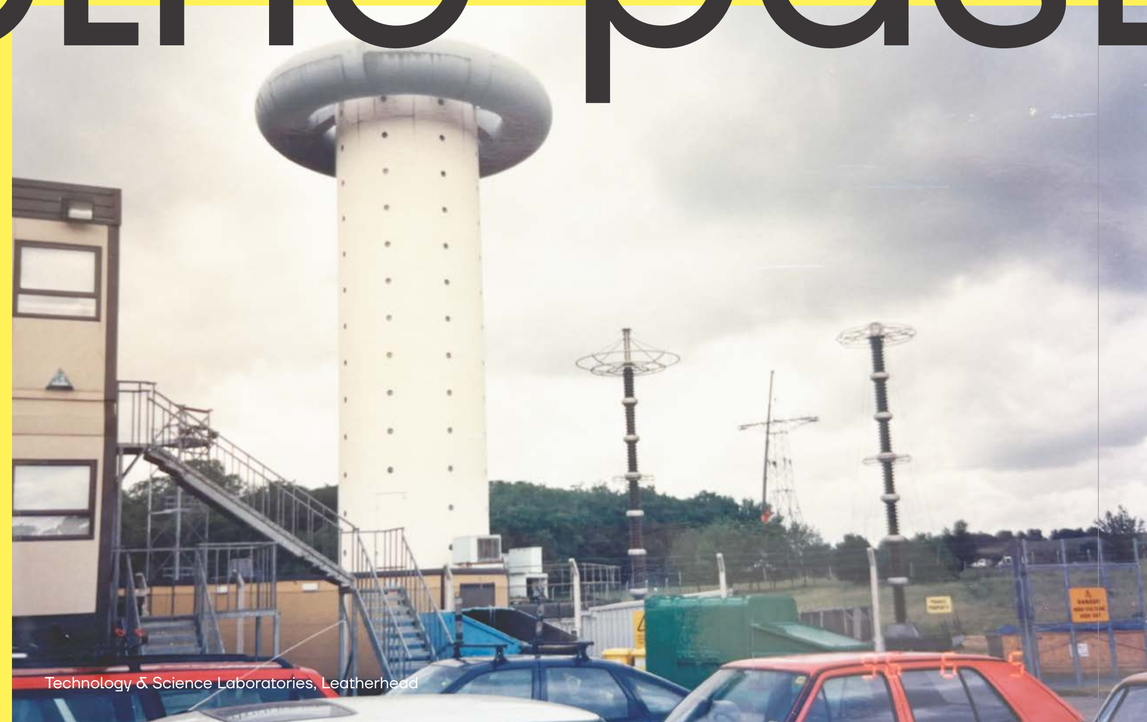
Your 177,000 sq ft powerhouse HQ.



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.



Technology & Science Laboratories, Leatherhead

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.



CGI - Office space

Why Volt?

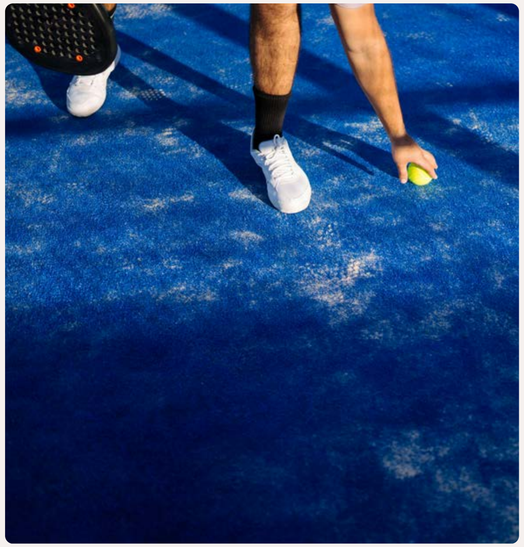
Parkland setting.

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
LEATHERHEAD
Leatherhead



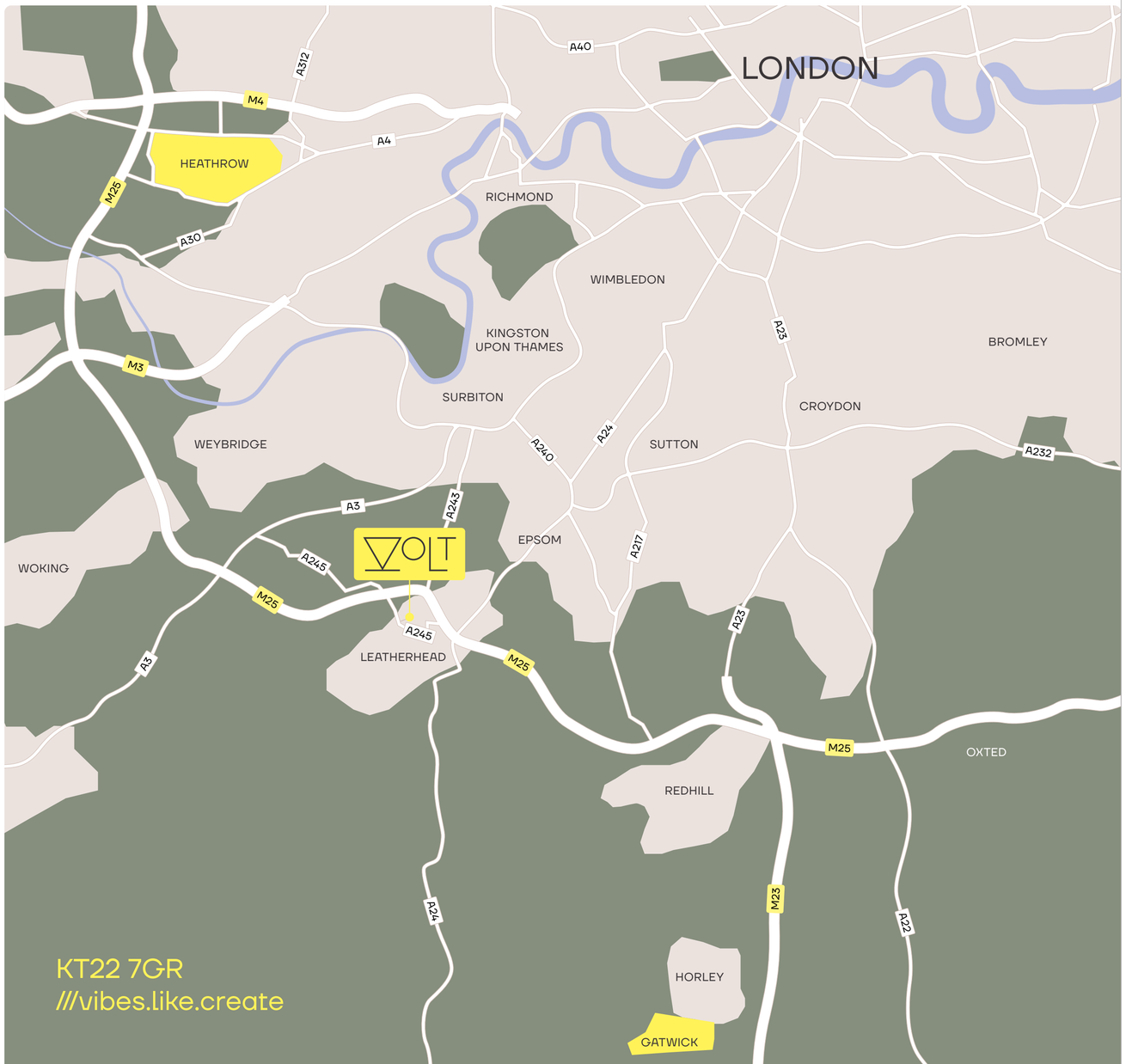
Powering business growth

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







Volt Experience





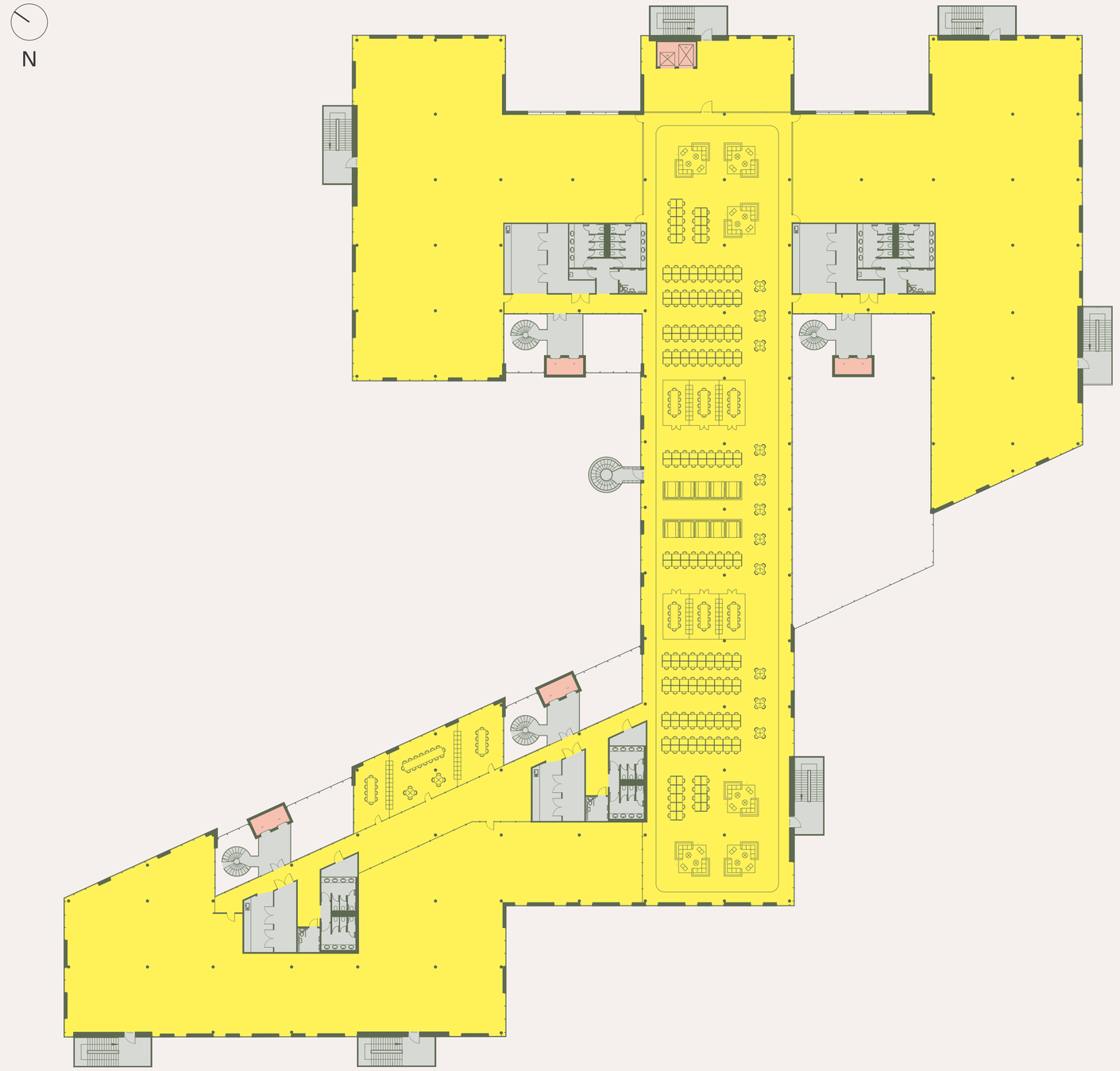
First floor

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

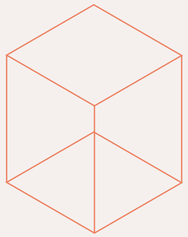




CGI - Office space

Specification

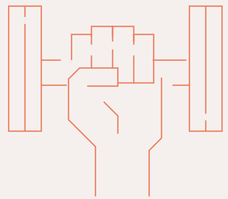
Full height entrance atrium



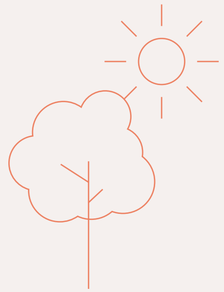
Restaurant



Gym



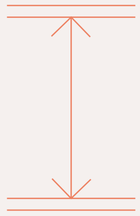
External courtyard



Woodland activity zone



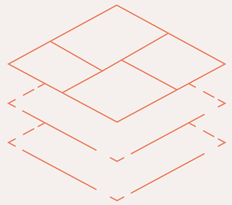
3m floor to ceiling heights on office floors



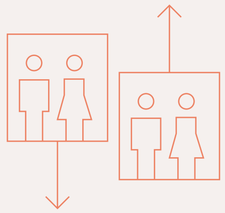
Four pipe fan-coil air-conditioning



Fully accessible raised floors



Eight 10-person passenger lifts



1:235 sq ft car parking ratio 688 spaces







Find your balance at Volt



- Volt's combination of high-spec office and parkland location allows for a unique wellness-focussed 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.



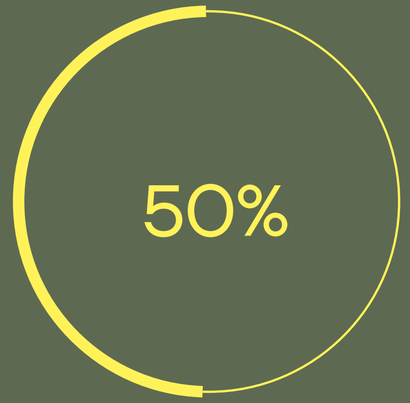
Powered by sustainability



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.



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



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.



CGI - External entrance

18–24 months

Estimated refurb schedule

£16 billion

Landlord total assets under management

voltleatherhead.com

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