



TENANT  
EXPERIENCE

ONE SPRINGFIELD DRIVE

BERWICK HILL PROPERTIES



# BUILDING

1 SPRINGFIELD DRIVE

LEATHERHEAD

KT22 7NL





CORPORATE - REFINED





CORPORATE - REFINED

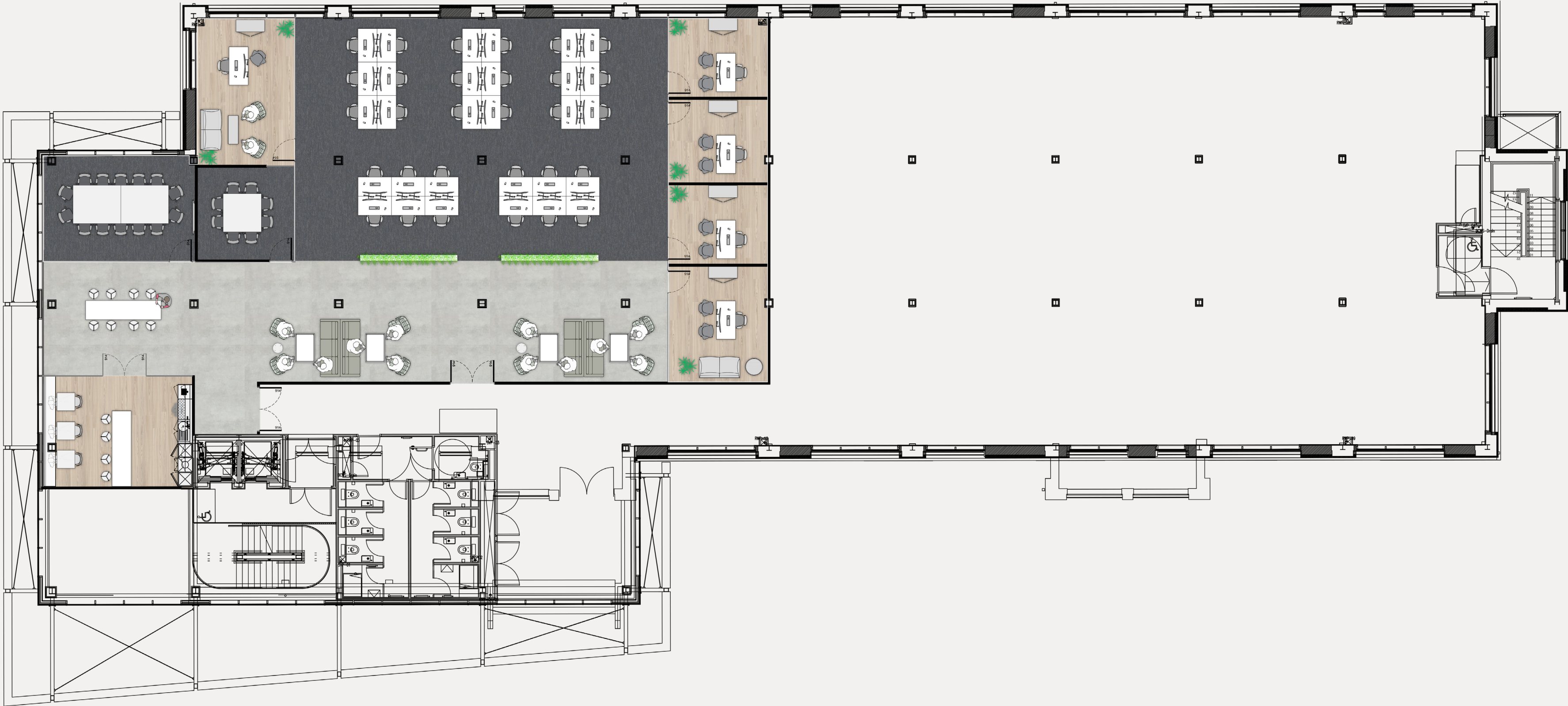




1ST FLOOR  
CORPORATE

4,951 SQFT

- PLAN KEY
- DESKS: 30
  - MEETING ROOM X 2
  - PRIVATE OFFICES X 5
  - HOT DESKS X 10
  - TEAPOINT X 1
  - BREAKOUT AREA X 1
  - SOFT SEATING X 2













2ND FLOOR  
CORPORATE

12,632 SQ FT

- PLAN KEY
- DESKS: 96
  - MEETING ROOM X 7
  - PRIVATE OFFICES X 7
  - HOT DESKS X 32
  - TEAPOINT X 1
  - BREAKOUT AREA X 1
  - SOFT SEATING X 4









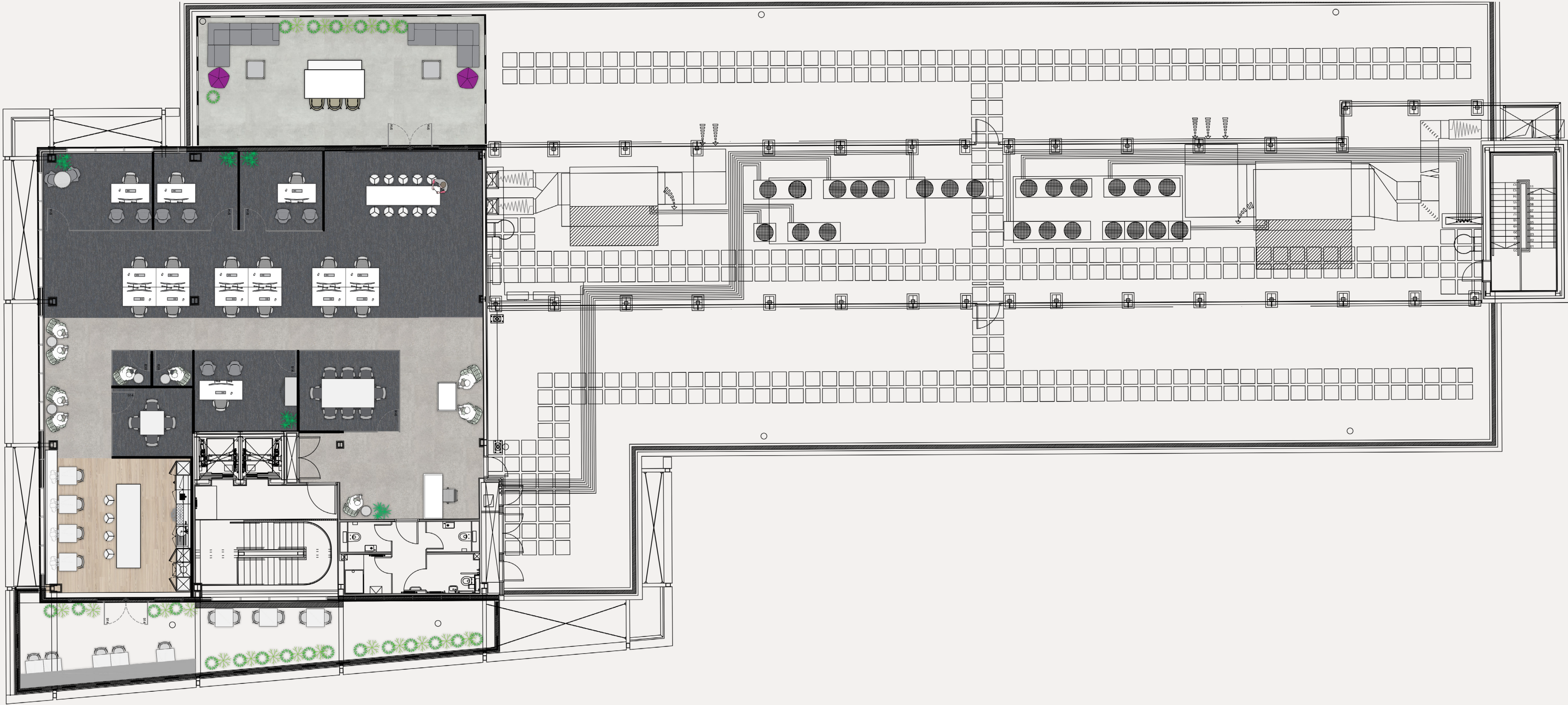




3RD FLOOR  
CORPORATE

3,110 SQ FT

- PLAN KEY
- DESKS: 12
  - MEETING ROOM X 2
  - PRIVATE OFFICES X 4
  - HOT DESKS X 8
  - TEAPOINT X 1
  - BREAKOUT AREA X 1













# HYBRID





HYBRID





1ST FLOOR  
HYBRID

4,951 SQ FT

PLAN KEY

DESKS: 36

MEETING ROOM X 3

HOT DESKS X 26

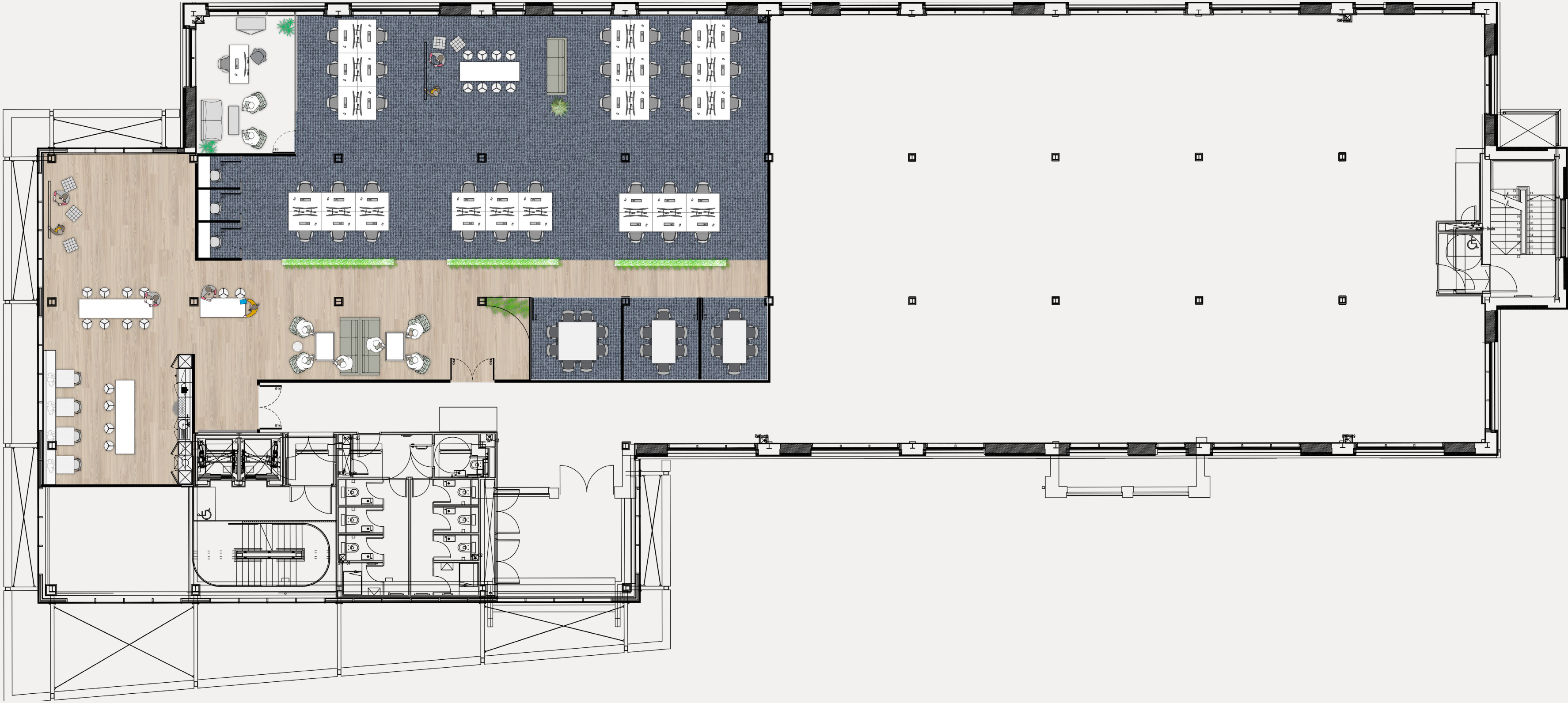
TEAPOINT X 1

COLAB SPACE X 3

BREAKOUT AREA X 1

CALL ROOMS X 3

SOFT SEATING X 3













# 2ND FLOOR HYBRID

12,632 SQ FT

- PLAN KEY
- DESKS: 96
  - MEETING ROOM X 7
  - PRIVATE OFFICES
  - HOT DESKS X 78
  - TEAPOINT X 1
  - COLAB SPACE X 5
  - BREAKOUT AREA X 1
  - CALL ROOMS X 3
  - SOFT SEATING X 5









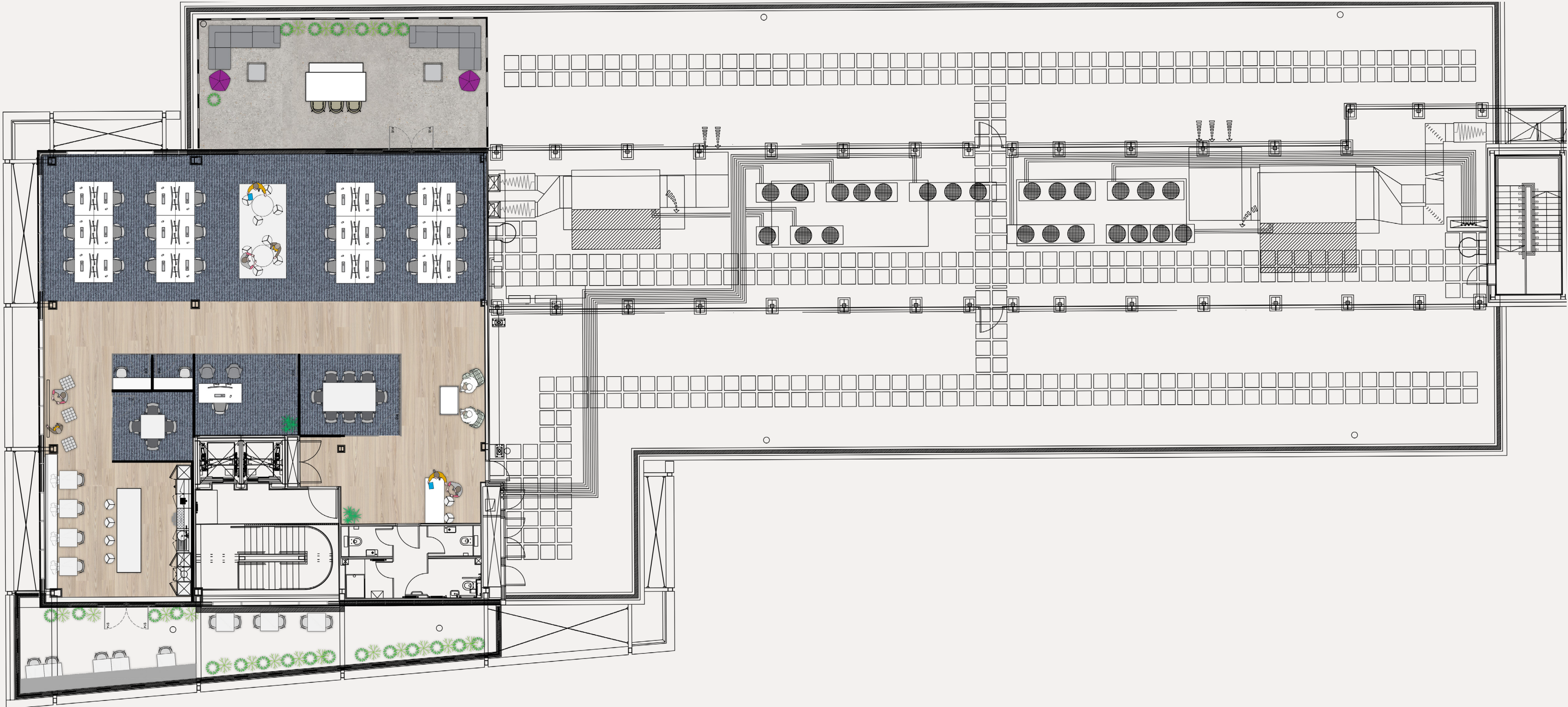




3RD FLOOR  
HYBRID

3,110 SQ FT

- PLAN KEY
- DESKS: 24
  - MEETING ROOM X 2
  - PRIVATE OFFICES X 1
  - HOT DESKS X 8
  - TEAPOINT X 1
  - COLAB SPACE X 3
  - BREAKOUT AREA X 1
  - CALL ROOMS X 2
  - SOFT SEATING X 1













# AGILE CREATIVE





AGILE CREATIVE

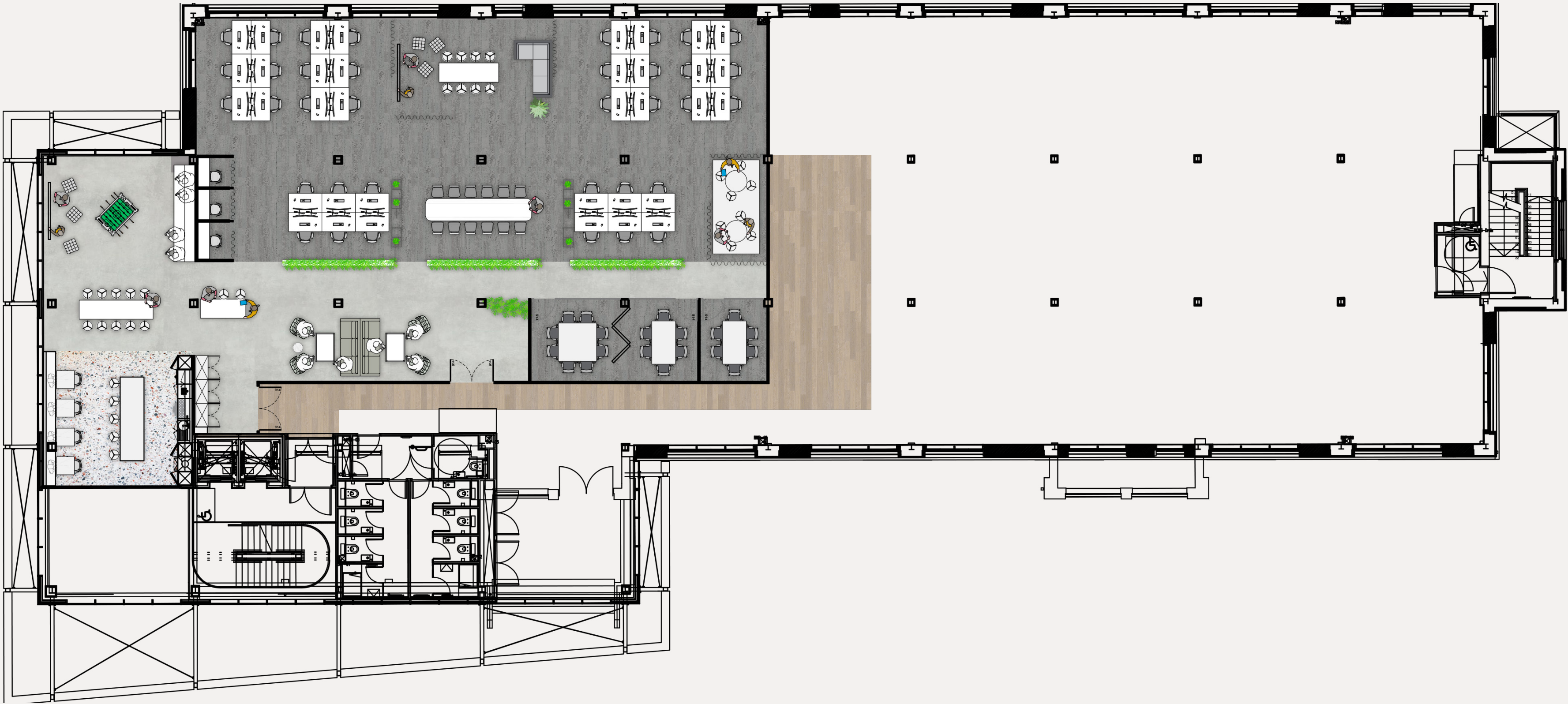




1ST FLOOR  
AGILE

4,951 SQ FT

- PLAN KEY
- DESKS: 36
  - MEETING ROOM X 3
  - HOT DESKS X 26
  - TEAPOINT X 1
  - COLAB SPACE X 4
  - GAMES AREA X 1
  - BREAKOUT AREA X 1
  - CALL ROOMS X 3
  - SOFT SEATING X 3













2ND FLOOR  
AGILE

12,632 SQ FT

- PLAN KEY
- DESKS: 96
  - MEETING ROOM X 3
  - HOT DESKS X 90
  - TEAPOINT X 1
  - COLAB SPACE X 7
  - GAMES AREA X 1
  - BREAKOUT AREA X 1
  - CALL ROOMS X 6
  - SOFT SEATING X 5









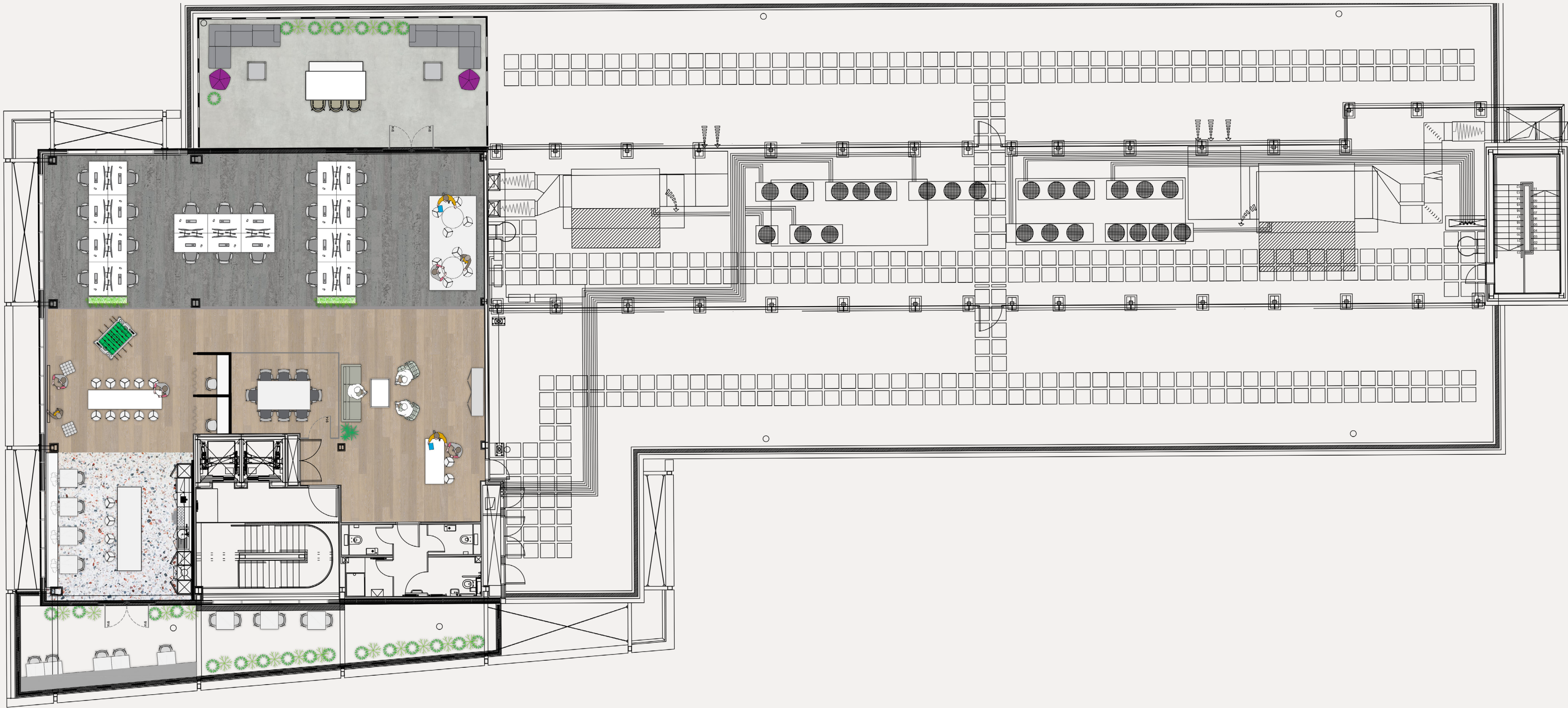




# 3RD FLOOR AGILE

3,110 SQ FT

- PLAN KEY
- DESKS: 22
  - MEETING ROOM X 1
  - HOT DESKS X 18
  - TEAPOINT X 1
  - COLAB SPACE X 3
  - GAMES AREA X 1
  - BREAKOUT AREA X 1
  - CALL ROOMS X 2
  - SOFT SEATING X 1













# PROJECT COSTS

## AGILE

Build: £194,082.65  
Per square foot: £39.20

Furniture: £67,588.03  
Per square foot: £13.65

Total: £261,670.68  
Total per square foot: £52.84

## CORPORATE (CELLULAR)

Build: £226,357.25  
Per square foot: £45.72

Furniture: £65,550.88  
Per square foot: £13.24

Total: £291,908.13  
Total per square foot: £58.95

## HYBRID

Build: £196,582.45  
Per square foot: £39.71

Furniture: £68,876.65  
Per square foot: £13.91

Total: £265,459.10  
Total per square foot: £53.62

Refer to Appendix Folder for more information on project costs





VIEW BROCHURE

# ONE

SPRINGFIELD  
DRIVE

bray  
fox  
smith



Hurst  
Warne



PLEASE SELECT YOUR FLOOR...

3,110 sqft 3RD

12,632 sqft 2ND

4,951 sqft 1ST





PLEASE SELECT YOUR FLOOR...

3,110 sqft 3RD

SELECT

12,632 sqft 2ND

4,951 sqft 1ST




YOUR JOURNEY BEGINS HERE...






PLEASE SELECT ONE...

Harry  
The visitor




Samantha  
The leader




Michael  
The coordinator




Simon  
The analyst



Krista  
The financial director




Name  
Role



WHICH OF THE PERSONAS  
ARE MOST ASSOCIATED  
TO YOU AND YOUR TEAM?




WOULD YOU LIKE YOUR SPACE TO BE...




Corporate  
Refined

SEE ALL



Hybrid

SEE ALL



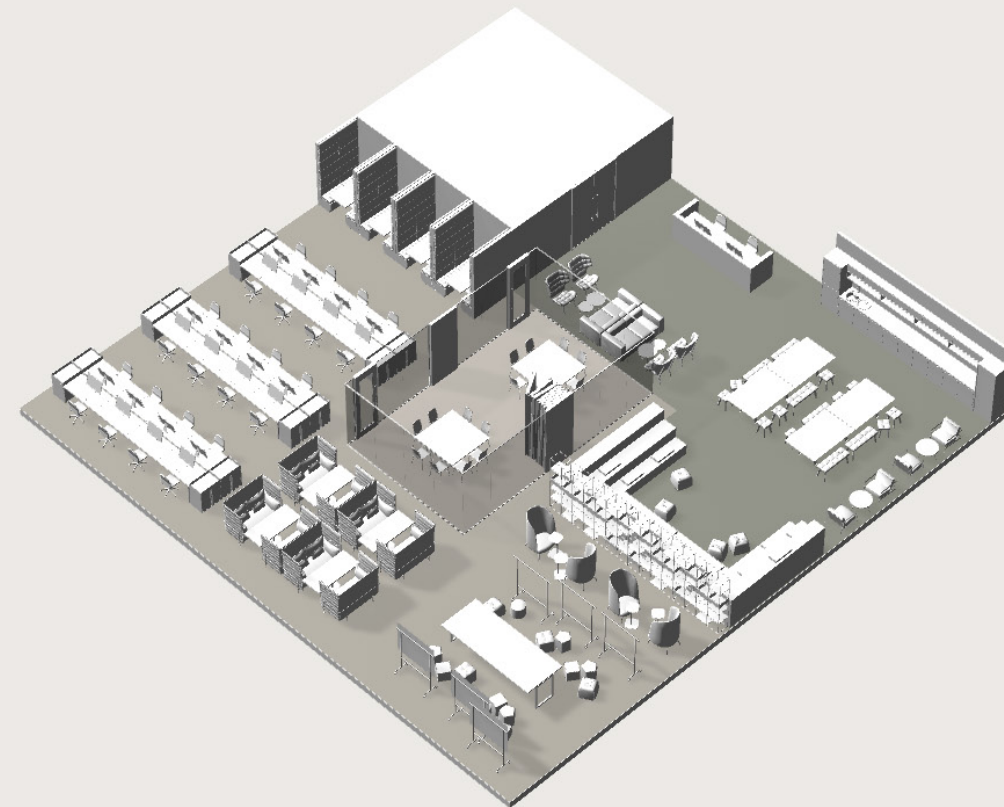
Agile  
Creative

SEE ALL





WOULD YOU LIKE YOUR SPACE TO BE...



Fixed  
Cellular  
Agile



PLEASE SELECT YOUR PALETTE...



Corporate  
Refined

SEE MORE



Hybrid

SEE MORE



Minimalist

SEE MORE





# YOUR SPACE PLAN

## 2ND FLOOR

12,632 SQ FT (1,174 SQ M)

- 96 X Desks
- 07 X Meeting rooms
- 00 X Private offices
- 78 X Hot desks
- 01 X Teapoint
- 05 X Collab spaces
- 01 X Breakout area
- 03 X Call rooms
- 05 X Soft seating



Your Space Plan

Your Visuals

Your Project Summary

Your Report



# YOUR PROJECT SUMMARY

## YOUR SOLUTION

- Rent £70/sqft
- Delivered in 8 weeks
- 2 months rent free
- 5 year lease term

## SPACE PLAN

- 96 X Desks
- 07 X Meeting room
- 00 X Private offices
- 78 X Hot desks
- 01 X Teapoint
- 05 X Collab space
- 01 X Breakout area
- 03 X Call rooms



Your Space Plan

Your Visuals

Your Project Summary

Your Report



## YOUR PERSONA



The Coordinator



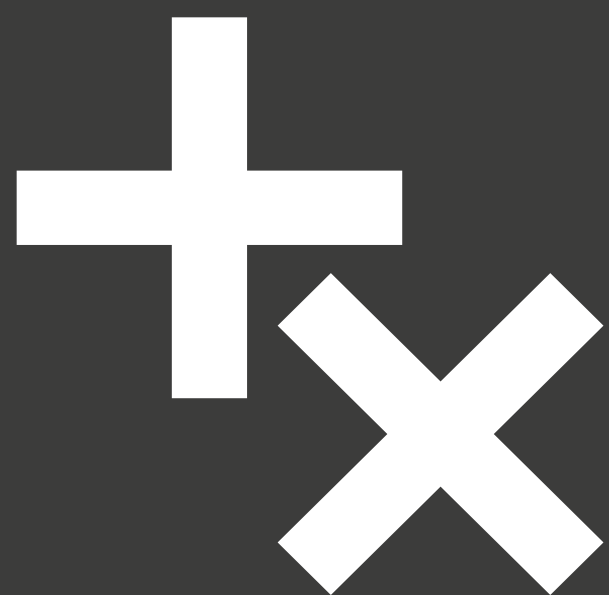
# **TIMESCALES**

**TX TECH LIVE - 15TH SEPTEMBER**

**TX SUITE LIVE - 15TH SUITE**







EXPERIENCE  
DELIVERED

[WWW.TX.WORK](http://WWW.TX.WORK)