



Christchurch Way

To be refurbished
offices to let

5,446 – 25,053 sq ft

Woking GU21 6JG

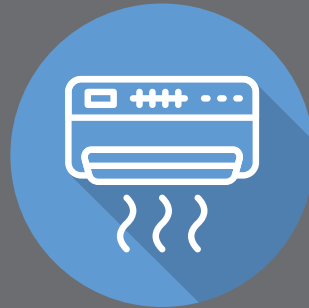
officeswoking.co.uk

A headquarters office building in a prime town centre location

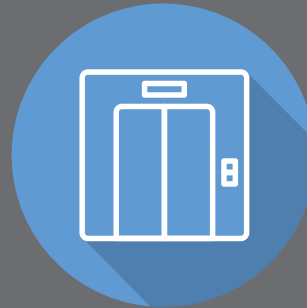
One Christchurch Way is situated between Victoria Way and Christchurch Way in Woking town centre, just a 4 minute walk from the station.

The building provides striking detached modern offices in the middle of Woking town centre with impressive aluminium solar shading and attractive landscaping.

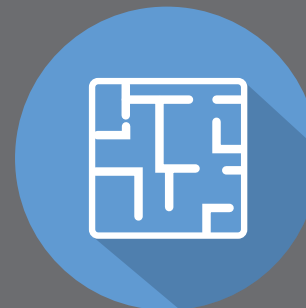
The building benefits from a spacious, light and airy reception with 2 passenger lifts servicing the office floors.



air conditioning



2 x passenger lifts



flexible floor plates to
provide smaller suites



shower facilities



secure basement parking
(1:852 sq ft). Additional
licensed parking available



raised floors & metal
tile suspended
ceilings



male & female WCs



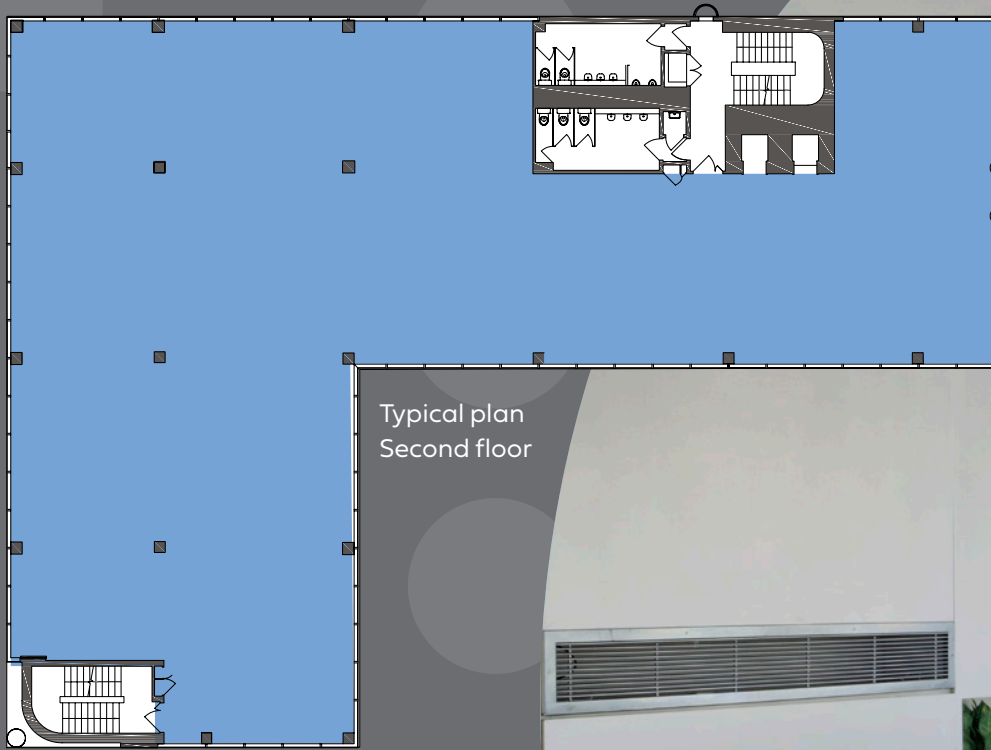
epc rating B47



WATER



Flexible floor areas



Typical plan
Second floor

	sq ft	sq m
Ground floor	5,446	505.9
First floor	6,515	605.3
Second floor	6,822	633.8
Third floor	6,270	582.5
Total	25,053	2327.5

Approx NIA.



Existing tenant fit out - to be refurbished



A vibrant, forward-thinking town

A town centre transformation is being powered by an extensive investment program, led by Woking Borough Council, providing improved public spaces, retail, hotel and restaurant amenities.

The Victoria Square development offers 14,500 sq m of new retail space, residential apartments, 380 parking spaces and two public plazas.

Located close to 1 Christchurch Way is the landmark Hilton Woking featuring 196 guest rooms, including 12 suites, a ballroom and 7,000 sq ft of meeting room space.



Be at the green heart of new Woking

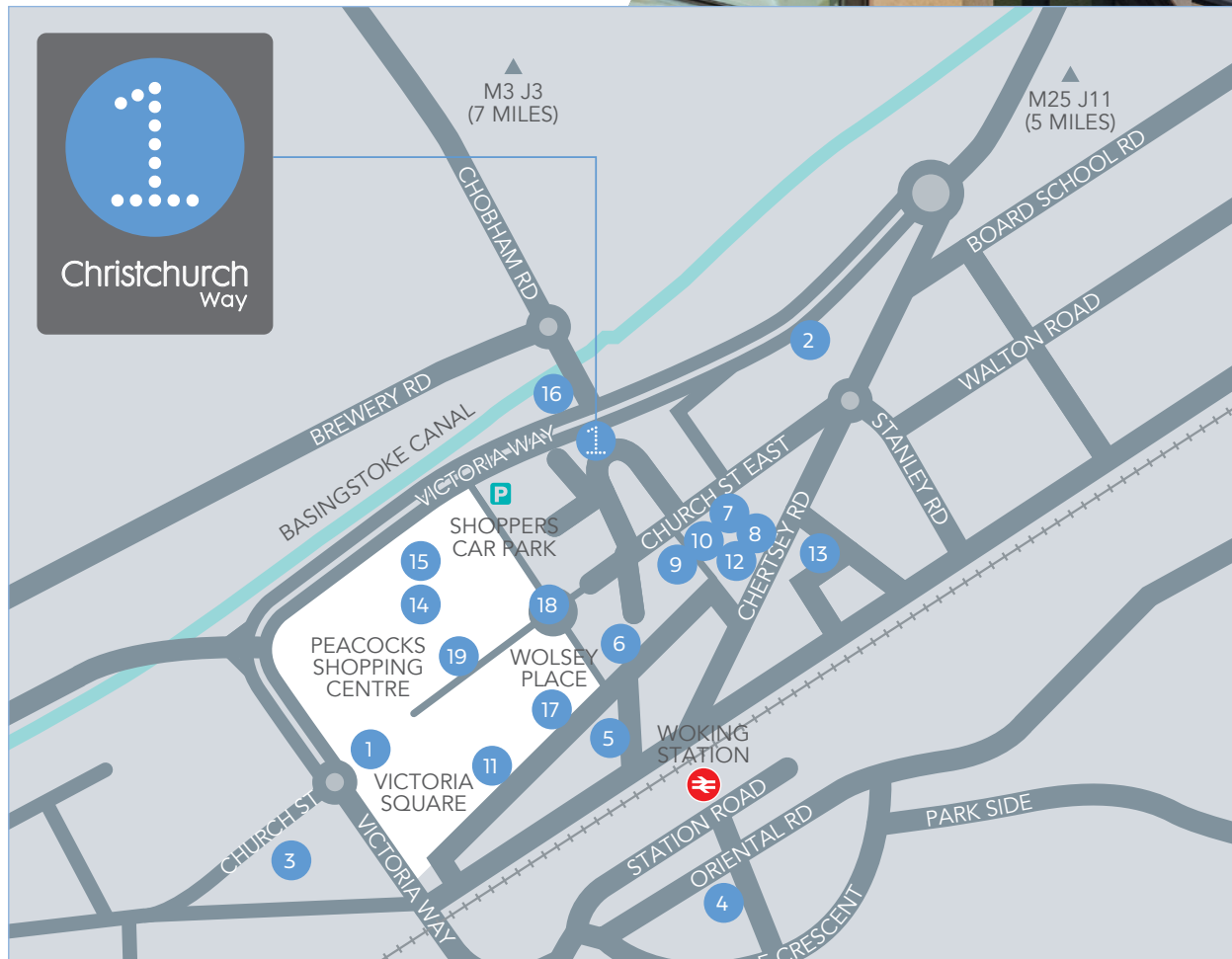
The town centre has been transformed by a comprehensive residential-led, mixed-use development including a green, pedestrian-friendly zone.

Improvements feature 45 new trees, 550 sq m of planting, and approximately 320 sq m of vertical greening to bring enhanced advantages, including biodiversity, air quality, urban cooling and wellbeing.



A wealth of amenities

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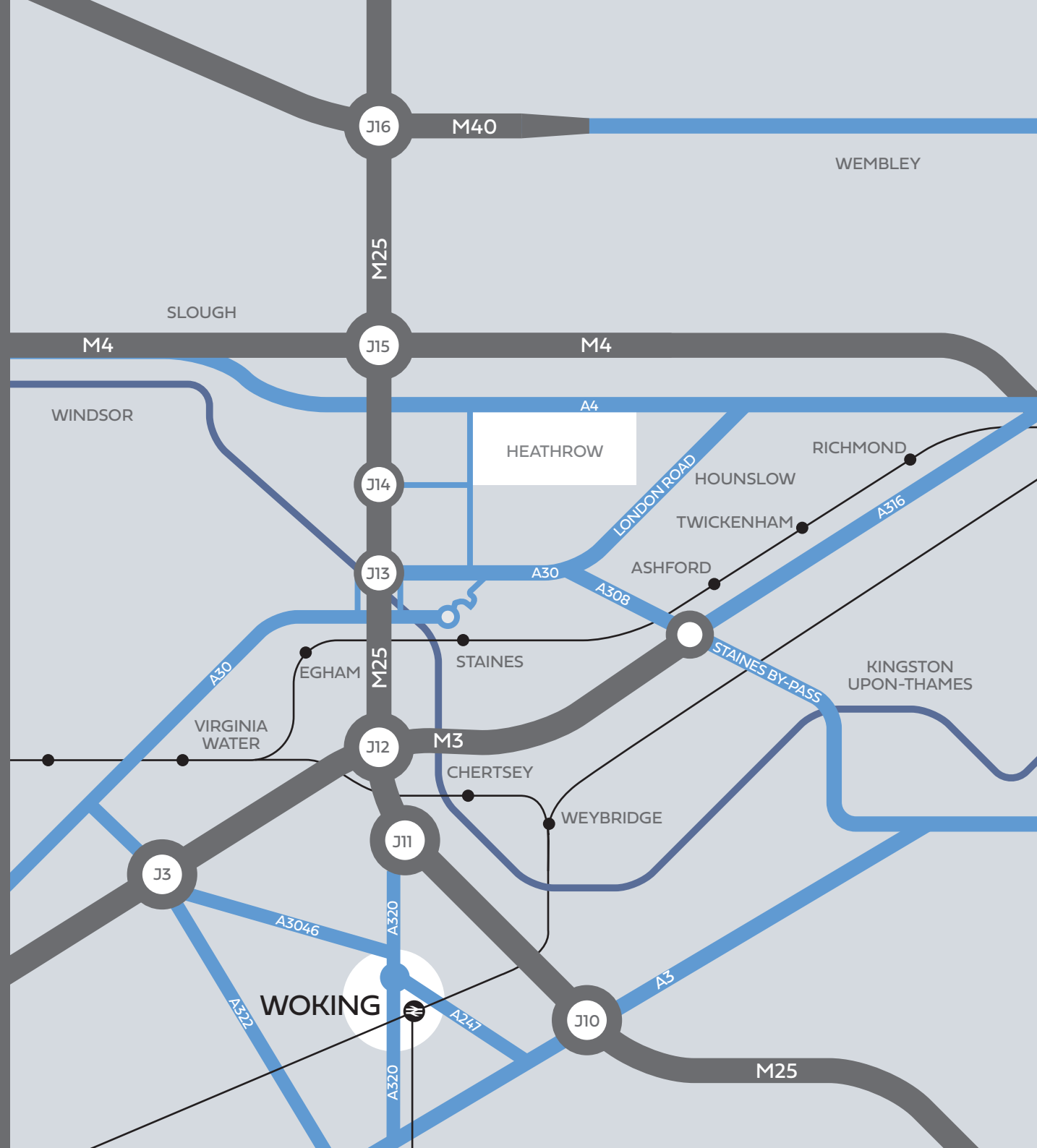
- 1 Hilton
- 2 Double Tree by Hilton
- 3 Premier Inn
- 4 Travelodge
- 5 Cellar Magneval
- 6 Luciano's by Marco Pierre White
- 7 Caffé Nero
- 8 Bacaró
- 9 Côte Brasserie
- 10 Gordon Ramsay Street Burger
- 11 Soya (Japanese)
- 12 Marciano Lounge
- 13 Anytime Fitness
- 14 Nova Cinema
- 15 New Victoria Theatre
- 16 The Lightbox Gallery
- 17 Commercial Way
- 18 Jubilee Square
- 19 Market Walk

Easy commutes

Woking main line train station is just a short walk away and provides a fast, frequent service to London Waterloo.

The A320 provides quick and easy access to the national motorway network with Junction 11 of the M25 just 5 miles away.

By rail	mins	By car	miles
London Waterloo	25	M25 Junction 11	4.5
Guildford	8	M3 Junction 3	8
Clapham Junction	19	Guildford	6
Portsmouth	68	Heathrow	17
		Gatwick	37



Terms

New full repairing and insuring leases direct from the landlord.

Business Rates

We recommend that any interested party make their own enquiries with the VOA in respect of the rates payable.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Services

Vail Williams LLP and Hurst Warne have not checked and do not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Viewing

Strictly by appointment through the sole agents.



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