



One Christchurch Way

Woking, GU21 6JG

Headquarters office building

5,446 to 18,783 sq ft

(505.95 to 1,745 sq m)

- Prime town centre location
- Air conditioning
- 2x passenger lifts
- Excellent town centre car parking of 1:894 sq.ft. (28 spaces)
- Secure basement parking
- Raised floors and metal tile suspended ceiling
- Male & Female wc's plus shower facilities

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Summary

Available Size	5,446 to 18,783 sq ft
Rent	£28.50 per sq ft
Business Rates	On Application
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

Description

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.

Location

Woking town centre has benefited from significant investment in recent years, including a new hotel and the largest conference facility in Surrey.

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

Woking mainline railway station is just a short walk away and provides a fast, frequent service to London Waterloo with up to 8 trains an hour with a total journey time of 25 minutes.

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

Accommodation

The accommodation comprises the following areas:

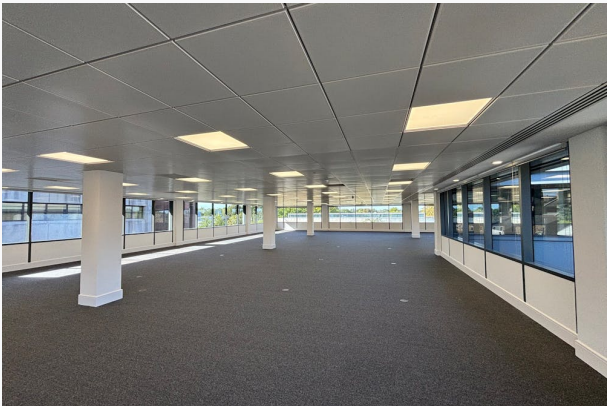
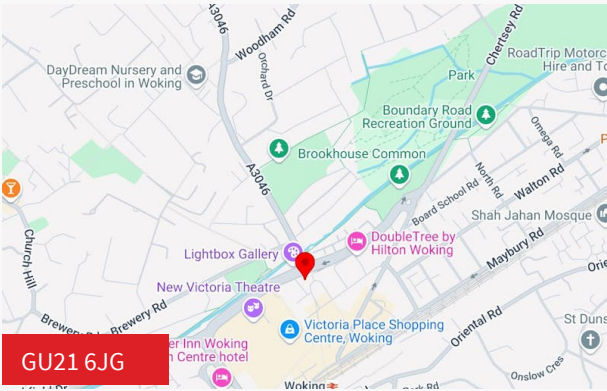
Name	sq ft	sq m	Availability
Ground - Offices	5,446	505.95	Available
1st - Offices	6,515	605.26	Available
2nd - Offices	6,822	633.78	Available
3rd - Offices	6,270	582.50	Let
Total	25,053	2,327.49	

Terms

New full repairing and insuring leases direct from the landlord

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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