



## ONE CHRISTCHURCH WAY, WOKING, GU21 6JG

OFFICE TO LET

5,414 TO 25,956 SQ FT (502.98 TO 2,411.39 SQ M)





# Summary

**Self contained office building  
located in Woking town centre.**

**Available Size** 5,414 to 25,956 sq ft

**Rates Payable** £12.70 per sq ft

**EPC Rating** B (47)

- High quality HQ style office space
- VRF air conditioning system
- Remodelled manned reception
- Secured basement that provides car parking (1:852 sq.ft) and bike storage
- WCs and shower facilities
- Fully accessible raised floors



# Location

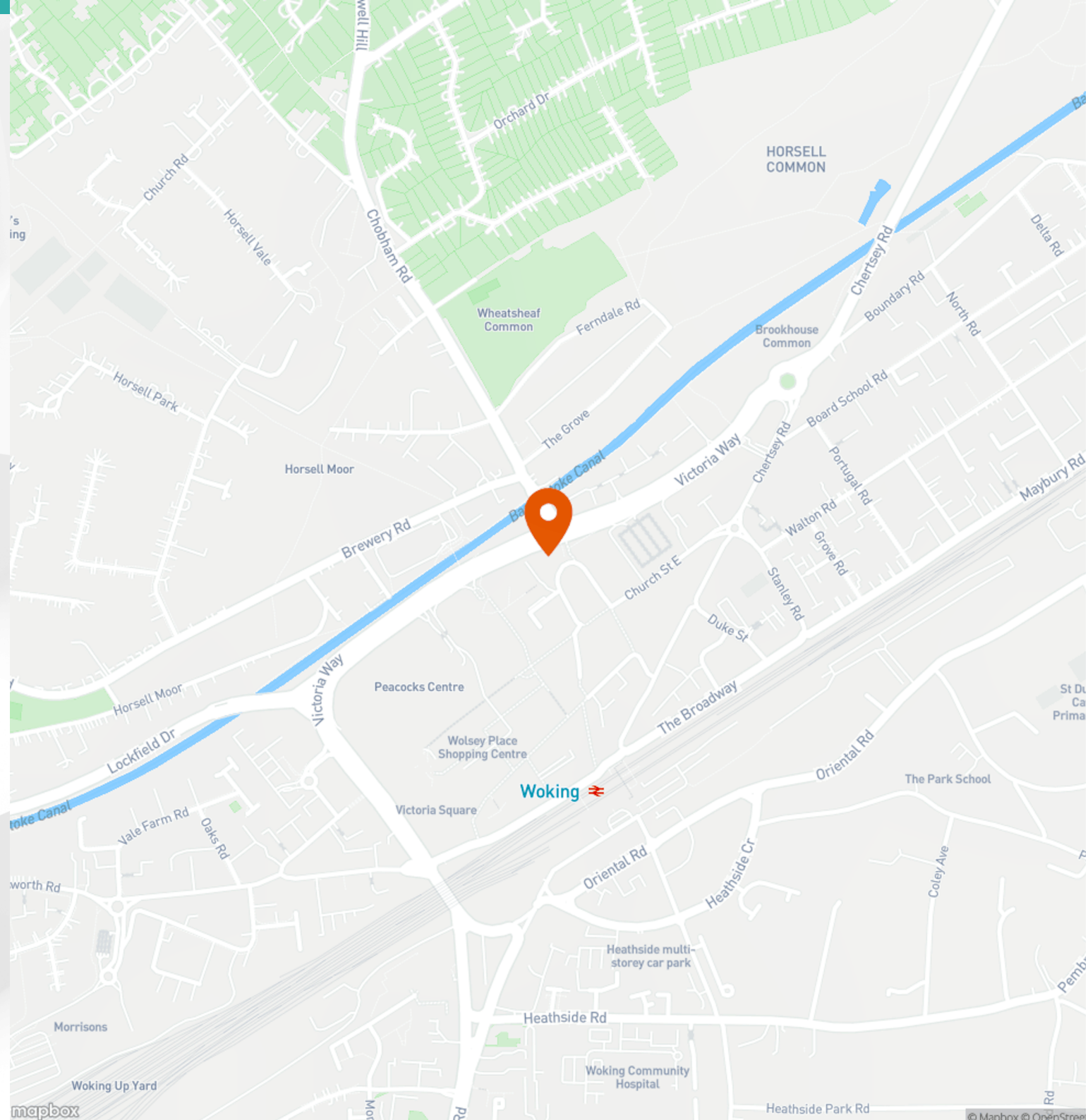


**One Christchurch Way,  
Woking, GU21 6JG**

One Christchurch Way is situated in the heart of Woking town centre prominently located overlooking Victoria Way (A320) and within easy walking distance of Woking mainline train station.

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 seconds away from 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.









# Further Details

## Description

One Christchurch Way is a unique modern detached modern office building in the middle of Woking town centre with striking solar shading screens and contemporary landscaping. Internally, the building is of high quality and benefits from air conditioning, 2 passenger lifts, manned reception, raised floors & metal tile suspended ceilings as well as WCS and shower facilities.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Reception	935	86.86	Available
Ground	5,414	502.98	Available
1st	6,515	605.26	Available
2nd	6,822	633.78	Available
3rd	6,270	582.50	Available
<b>Total</b>	<b>25,956</b>	<b>2,411.38</b>	

## Terms

The accommodation is available on new flexible leases. Rents are available on request.

## 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

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## Enquiries & Viewings



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