



DUKES COURT

Duke Street
Woking GU21 5BH



▲ Dukes Court exterior

An iconic landmark office building in the centre of Woking

Dukes Court offers high quality office space in Woking town centre, with a new feature living wall, attractive landscaped entrance and on-site restaurant.

The front of Dukes Court has undergone extensive remodelling, creating a landscaped pedestrianised public plaza and restaurant with outdoor seating. The building features an impressive full height living 'green' wall, which is one of the tallest in Europe.

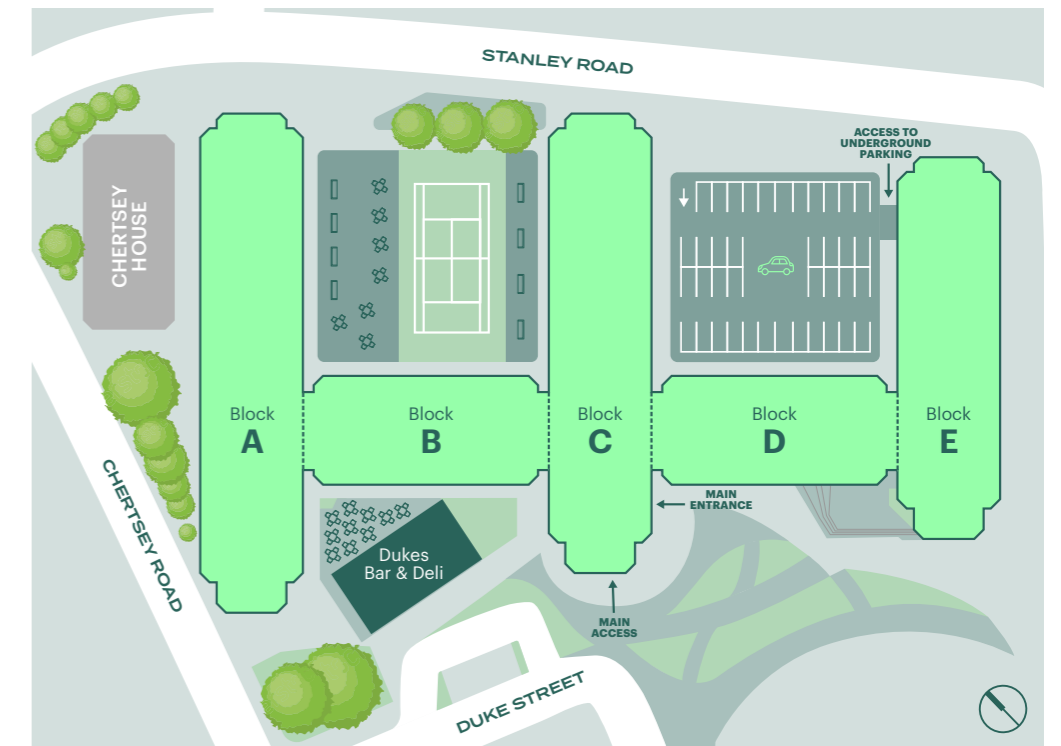
The building is arranged over five blocks which are accessed via three separate reception areas, leading to the flexible floor plates which all benefit from excellent natural light.



▲ Exterior living 'green' wall



▲ Dukes Bar & Deli



▲ Site plan not to scale. Indicative only.

Key Specification



▲ Reception area with on-site management





▲ Electric car charging point



▲ Dukes Bar & Deli

A setting for you to work & play

-  **VRV air conditioning**
-  **Metal tiled suspended ceilings**
-  **LED lighting**
-  **Fully accessible raised floors**
-  **Nine x 12 person passenger lifts**
-  **Shower facilities**
-  **EPC Level C**



Building Amenity



LET OFF SOME STEAM
ON-SITE TENNIS COURT
5-A-SIDE FOOTBALL PITCH



PROVIDING A HOME TO THE BIRDS & BEES
A LIVING GREEN WALL
EXTENDS THE HEIGHT OF THE BUILDING



PERFECT END OF JOURNEY EXPERIENCE
SECURE ON-SITE BICYCLE STORAGE & SHOWERS



A REMODELLED PUBLIC PLAZA
WITH RESTAURANT/CAFÉ
& OUTDOOR SEATING



24/7 DEDICATED ON-SITE MANAGEMENT
BUILDING STAFF & RECEPTIONISTS AT YOUR SERVICE



PARKING RATIO OF 1:525 SQ FT
PARKING FOR 420 CARS WITH 9 ELECTRIC CHARGING POINTS



▲ On-site tennis court



▲ Exterior living 'green' wall



▲ Block reception



▲ Indicative floor space



▲ Indicative floor space



▲ Indicative kitchen area

Flexible office space to make your own

Dukes Court totals 224,000 sq ft arranged over blocks A-E across ground and seven upper floors.

The available accommodation provides office suites from 384 sq ft, all of which offer flexible space suitable for a range of occupiers.

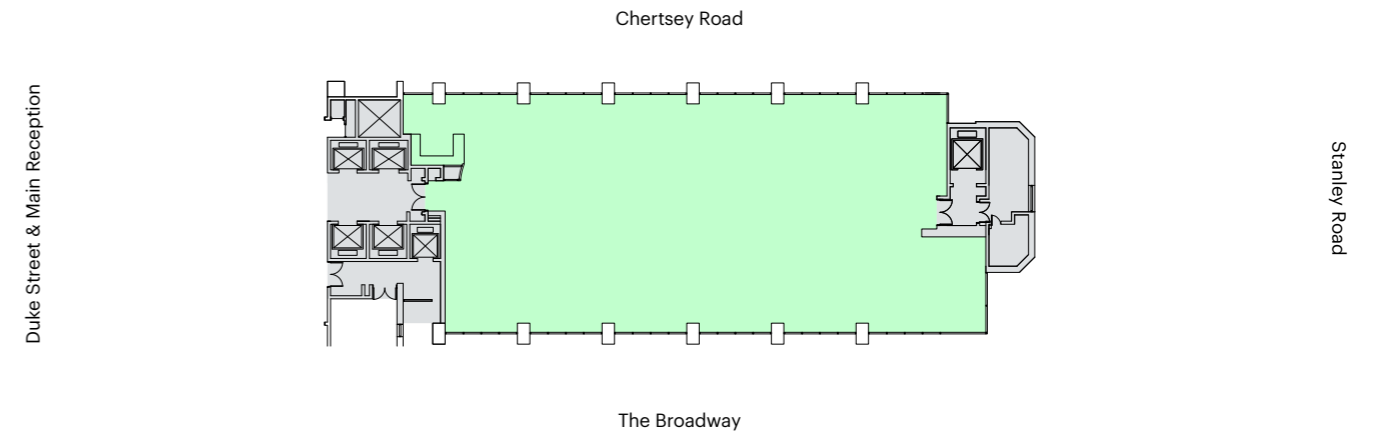
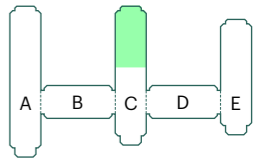
Accommodation

Block	Floor	Sq Ft	Sq M
A	3rd	9,091	844.6
	Upper Ground	7,440	691.2
B	4th	3,244	301.4
C	Part 7th	1,168	108.5
	6th	5,571	517.6
	3rd	5,240	486.8
	Ground	384	35.7
D	3rd	4,465	437.1
Total		36,603	3,583.4



Indicative plans

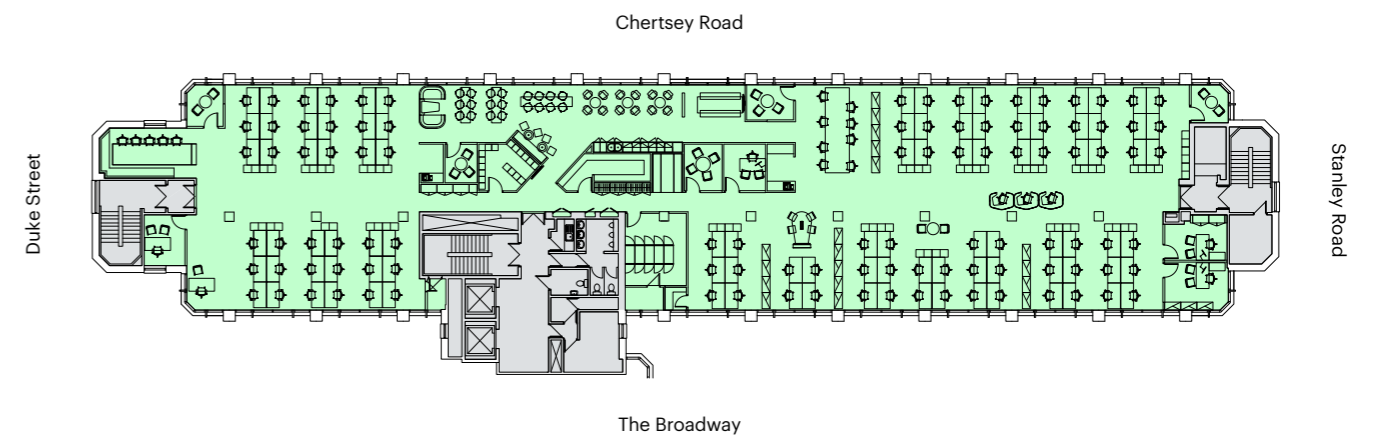
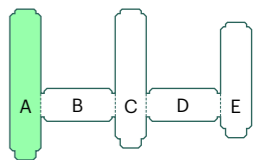
Block C - 6th floor



■ Floor ■ Core

Plan not to scale. Indicative only.

Block A - 3rd floor



■ Floor ■ Core

Plan not to scale. Indicative only.



▲ Woking Park



▲ Marciano Lounge



▲ Woking town centre



▲ Côte Brasserie



▲ The Lightbox Gallery



▲ Saturn Trail



▲ Street Burger Gordon Ramsay



▲ Nova Cinema



▲ HG Wells Statue

Something for every occasion

The surrounding local area features a host of restaurants, cafés, retail and leisure facilities. Tranquil green spaces provide a relaxing environment in which to relax and unwind.



The ideal base for your business

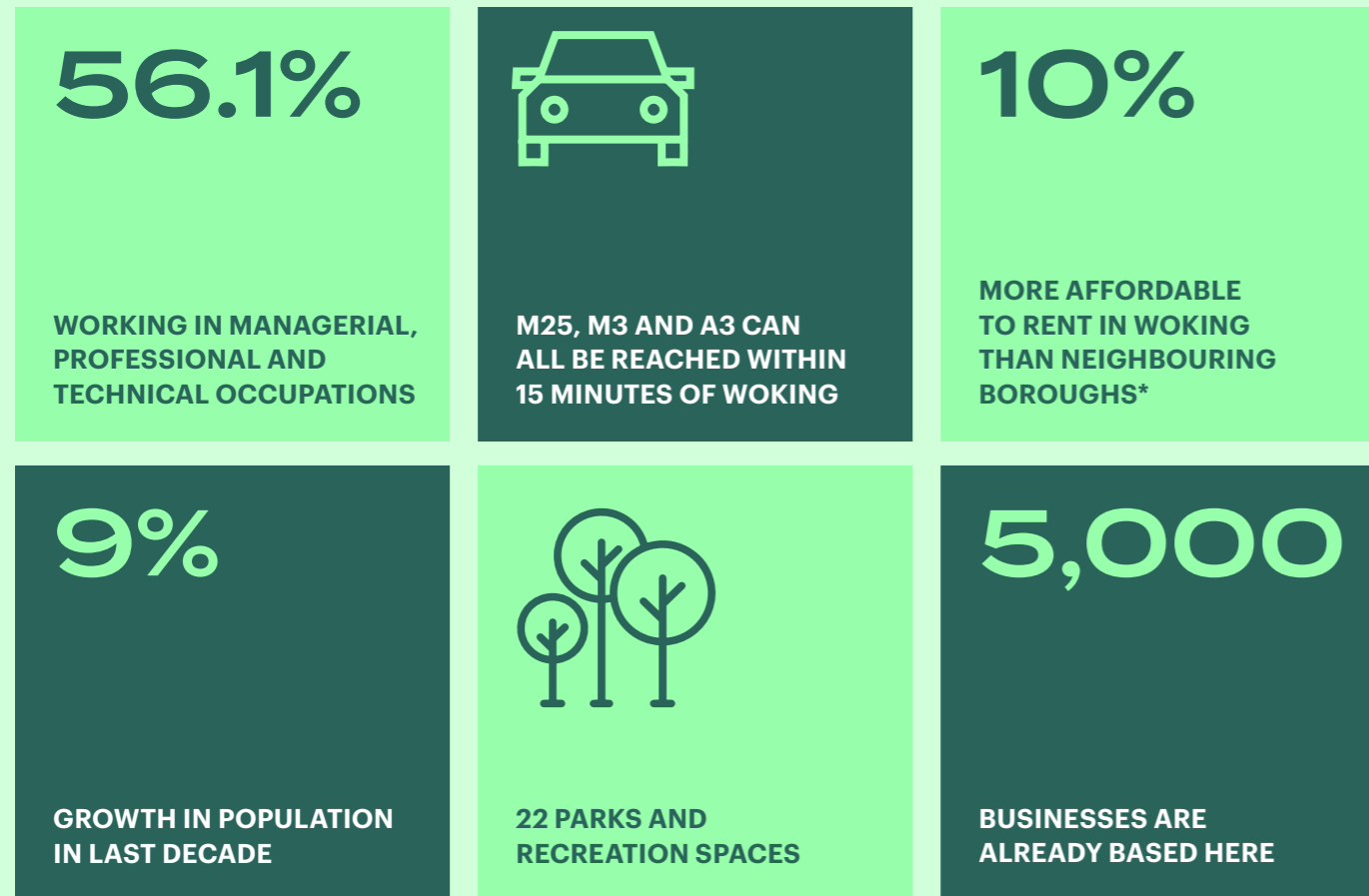
Woking is home to world renowned occupiers, all choosing to call the area home.

With an abundance of local talent, Woking continues to grow in stature and reputation, and has seen a 9% growth in population in the last 10 years.

Local talent



Key Woking facts



▲ Facts and figures from wokingworks.com, *Home.co.uk, March 2018. Based on 1-bed property.

Amenities

Hotels

1. Double Tree by Hilton
2. Premier Inn
3. Travelodge
4. Hilton

Bars and Restaurants

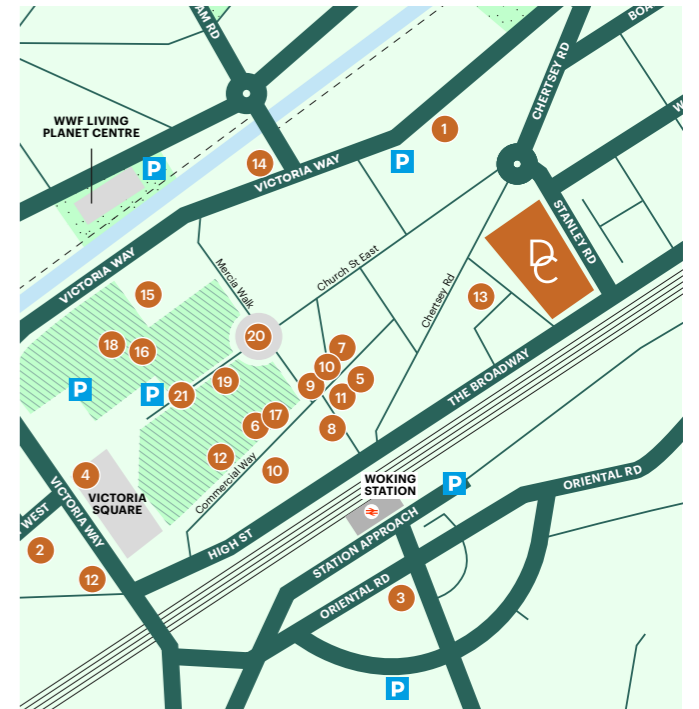
5. Bacaró
6. Black and Irons
7. Caffè Nero
8. Cellar Magneval
9. Côte Brasserie
10. Gordon Ramsay Street Burger
11. Marciano Lounge
12. Soya (Japanese)

Leisure

13. Anytime Fitness
14. The Lightbox Gallery
15. New Victoria Theatre
16. Nova Cinema

Retail

17. Commercial Way
18. Peacocks Shopping Centre
19. Wolsey Place
20. Jubilee Square
21. Market Walk



Rail and Road

Dukes Court is in close proximity to Woking station which offers access to rail services, with a journey time into London of just 23 minutes.

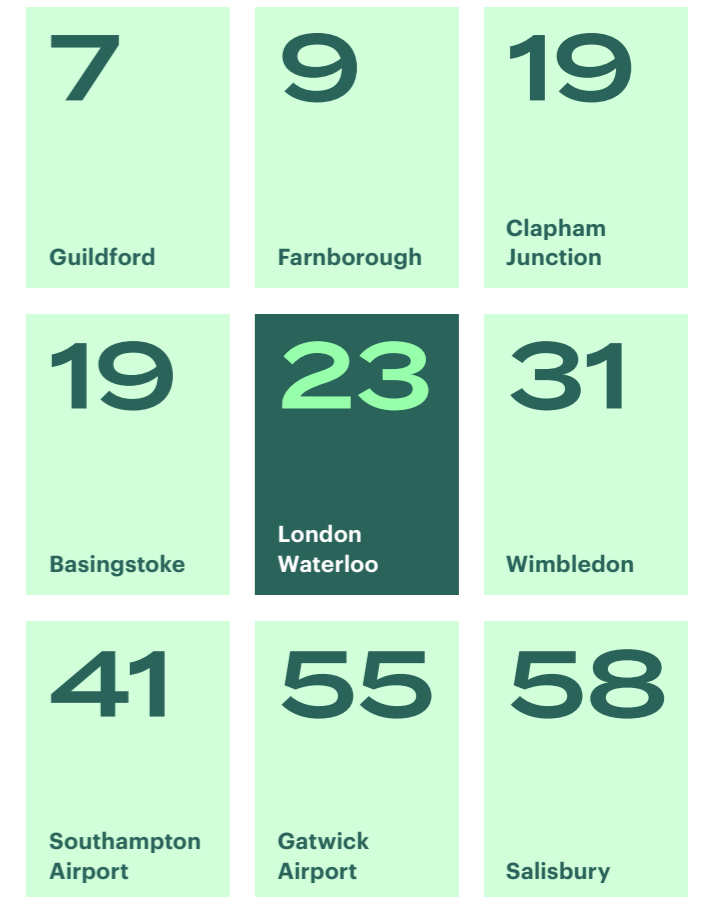
By road, the M25, M3 and A3 can all be reached within a 15 minute drive, with Gatwick and Heathrow Airports also being easily accessible.

Road distances

Road	Miles
M25 Junction 11	5
M3 Junction 3	7.5
Heathrow Airport	15
Central London	25
Gatwick Airport	35

▲ Journey times from the building. Source: Google

Train time (in mins)



Travel times source: National Rail



Further Information

Contacts

Terms

Upon application.

Viewing

Strictly through the joint sole letting agents.



014 8344 6800
vailwilliams.com

Charlie Nicholson

07769 675 680
cnicholson@vailwilliams.com

Charlie Perkins

07545 803 419
cperkins@vailwilliams.com

Kevin Cook

07767 834 555
kcook@vailwilliams.com



01483 723344

Peter Richards

07803 078 011
peter.richards@hurstwarne.co.uk

Simon Fitch

07917 531 707
simon.fitch@hurstwarne.co.uk



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Designed by Cre8te - 020 3468 5760 - cre8te.london

dukescourt-woking.co.uk