

# GOLDVALE

WOKING

27-41 CHURCH STREET  
GU21 6DH





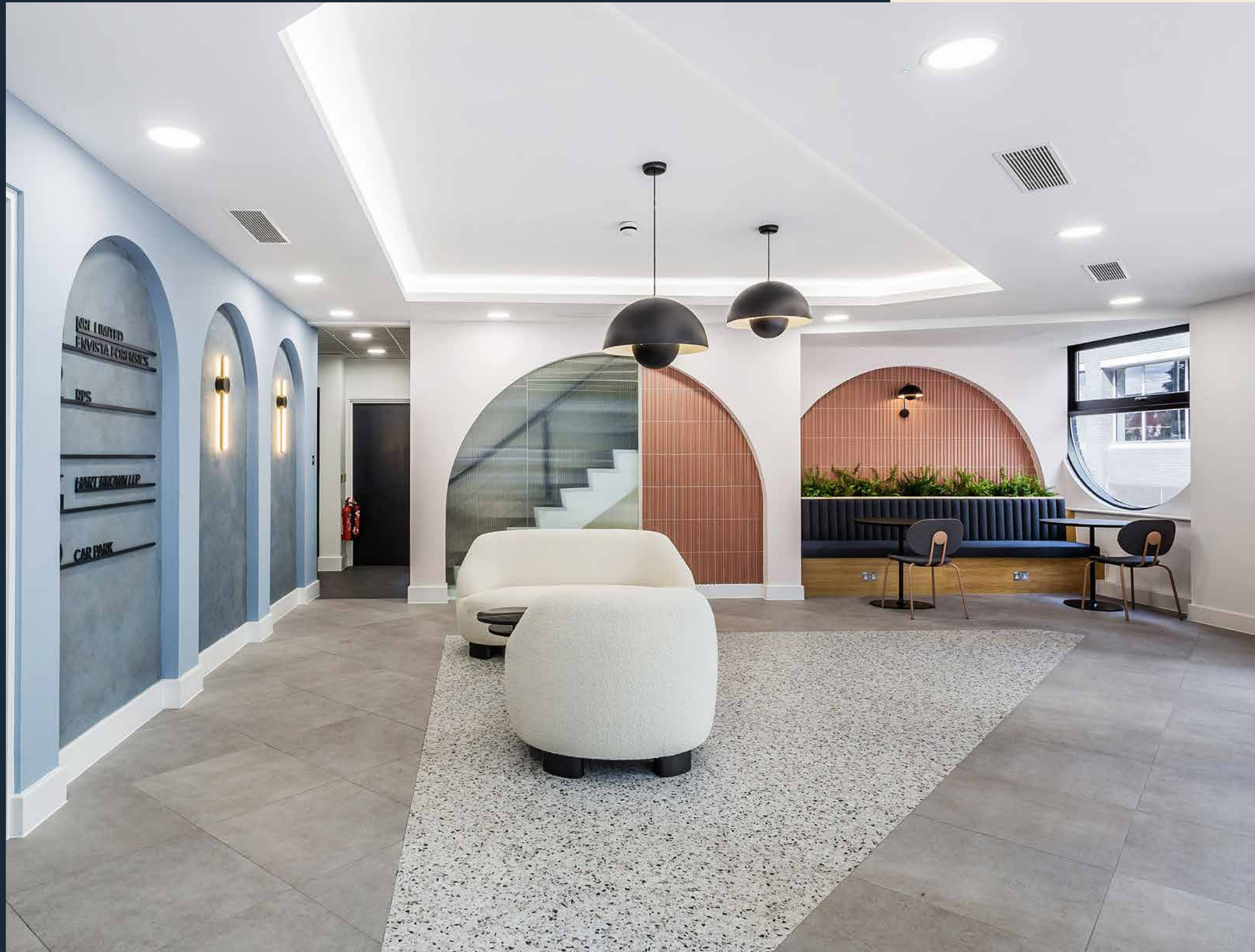
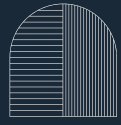
GOLDVALE



GOLDVALE

FORGE END





# A FRESH START

Goldvale House is located at the heart of Woking town centre, adjacent to the new Victoria Place development and less than a 6 minute walk from Woking train station.

Goldvale House totals 21,786 sq ft over a ground and three upper floors, as well as a basement car park.

The available office space offers 2,634 sq ft to 3,152 sq ft (246 to 292 sq m) and totals 5,786 sq ft. The communal parts have been newly refurbished and the office space is available on the part ground and first floors.





Woking is home to many national and international businesses including: Petrofac, Fidessa, IDBS Financial Express, TGS, Plan International, Hitachi, CapGemini, Surrey County Council, WSP, Yum Brands and McLaren.

Goldvale House is located at the heart of Woking town centre, adjacent to the recently completed Victoria Place development, which includes over 400 residential apartments, a 189 room flagship Hilton Hotel and 125,000 sq ft of commercial/retail including a new M&S and Gail's Bakery. Nearby Commercial Way offers a whole host of eateries including a Cote Brasserie, Gordon Ramsay's Street Burger and Marco Pierre White's Luciano.







Côte Brasserie



Woking offers a wealth of leisure amenities including the New Victoria Theatre, Nova cinema, Super Bowl, Italia Conti Academy of Performing Arts & The Gym Group.



Victoria Place



Gail's

# AN ABUNDANCE OF AMENITIES



Luciano's



Market Walk



Marciano Lounge

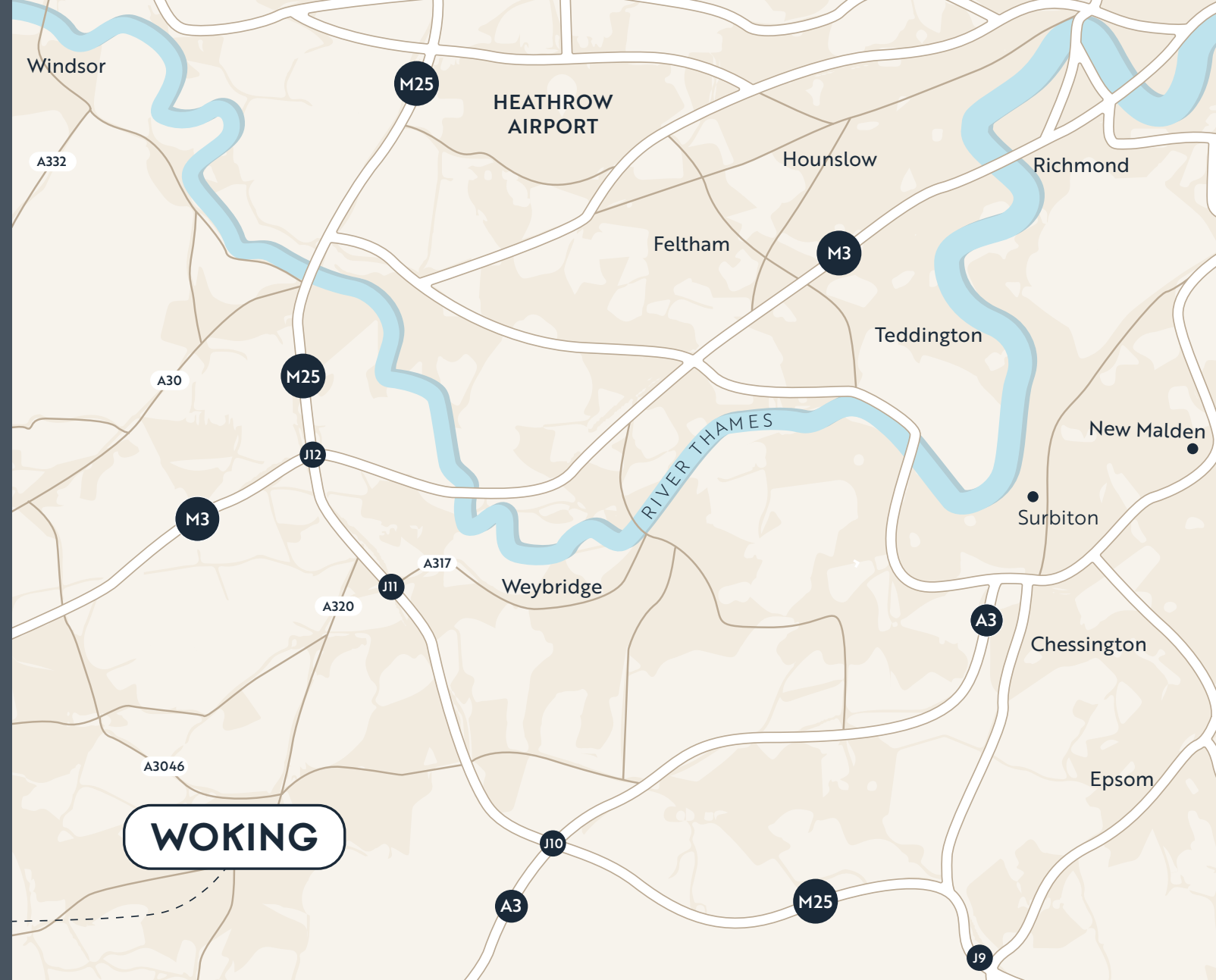




# THE PLACE TO BE

Woking is a key South East office centre and commuter town. Its 23 minute train connection to London Waterloo is a major business advantage.

The town benefits from close proximity to London (25 miles) and excellent road connections, being 5 miles south of Junction 11 of the M25 motorway and 7.5 miles to the east of Junction 3 of the M3 motorway.



Distance (Miles)

Time (Mins)



Time (Mins)

Trains per hour

M25 Junction 11

5

5

London Waterloo

23

15

Guildford

6

16

Clapham Junction

19

6

A3 Ripley

7

18

Guildford

7

6

M3 Junction 3

7.5

10

Southampton

57

3

Heathrow

15

20

Portsmouth

68

4

Gatwick

35

45

Gatwick Airport

55

6







# ESG FOCUSED SPECIFICATION

With a focus on ESG credentials, Goldvale has been refurbished to a high standard including a remodeled reception area, fully refurbished ground floor office suite, showers, cycle facilities and EV chargers in the car park.



New energy efficient LG7 lighting



EV chargers



No fossil fuels



Cycle storage



Shower facilities



EPC rating C (53)



Flexible open plan office suite



Accessible toilet facilities



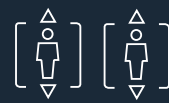
WC facilities



Allocated on-site parking spaces approx 1:975



Full access raised floors



Two passenger lifts



VRV air conditioning system



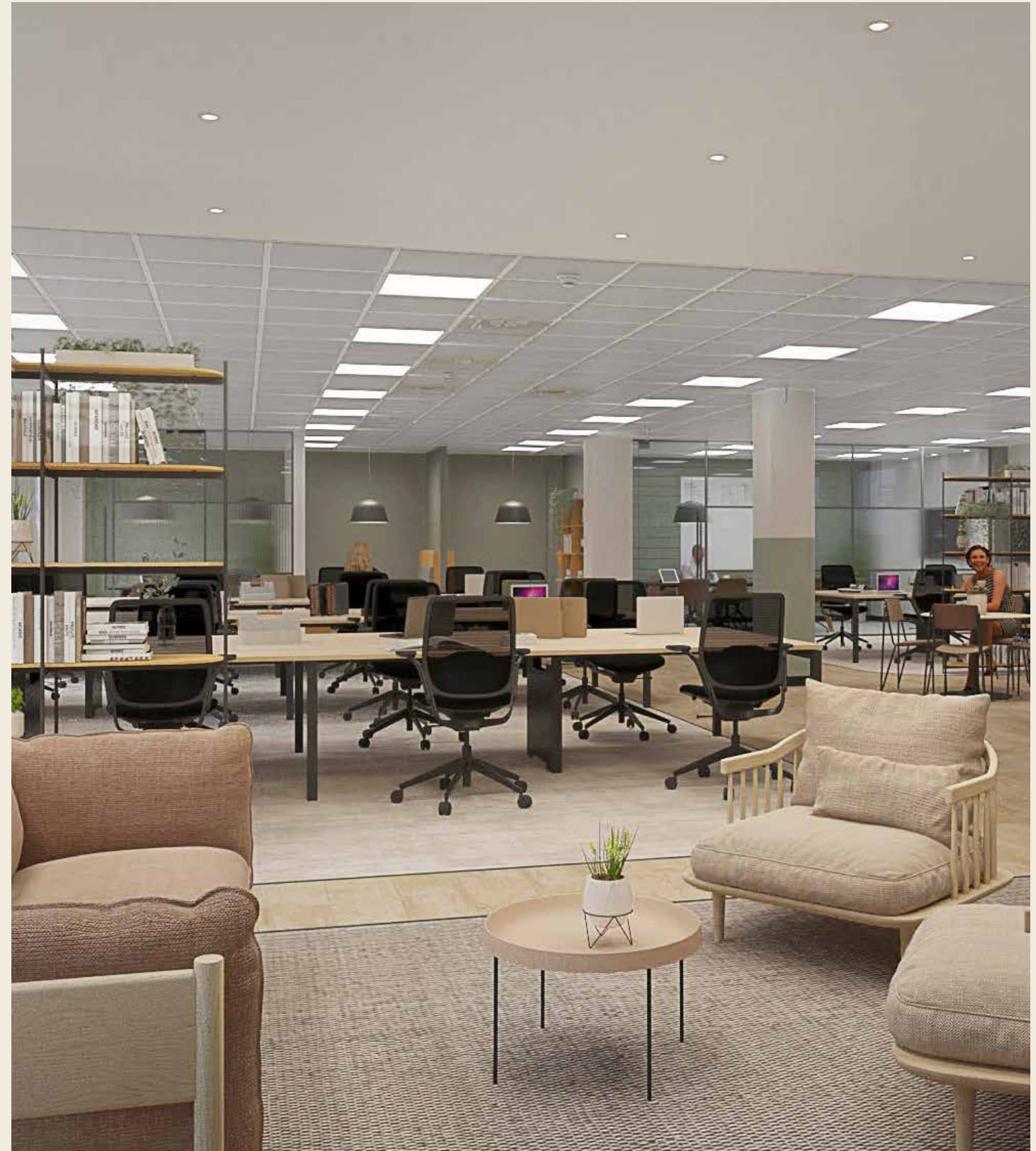
High quality reception and common areas



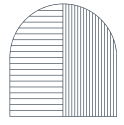
Break out space



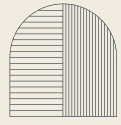
Town Centre location











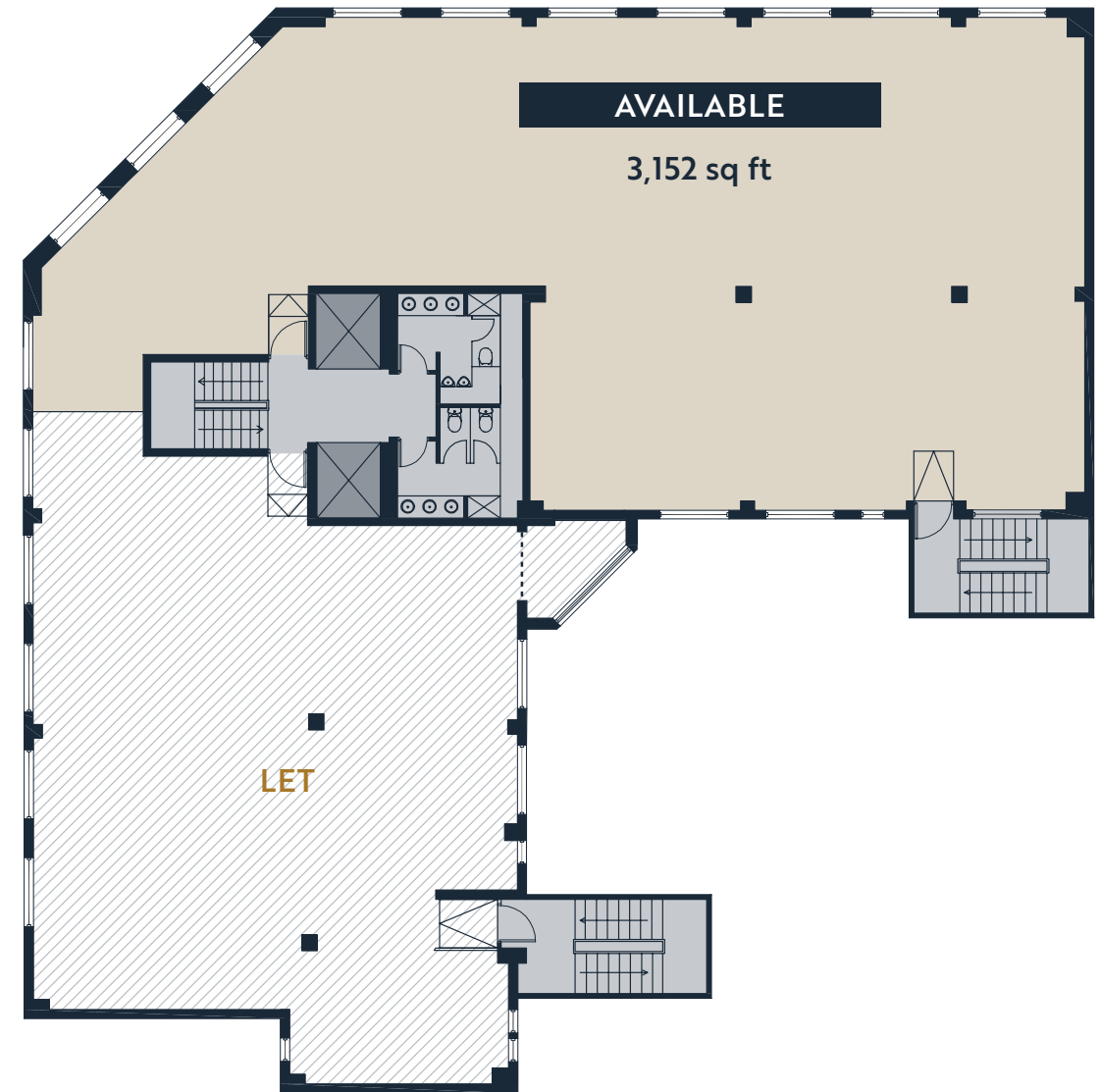
### GROUND FLOOR

2,634 sq ft (244.7 sq m)



### FIRST FLOOR - INDICATIVE SPLIT

3,152 sq ft (292.8 sq m)









# GOLDVALE

## WOKING

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