

St. Andrew's House

Woking GU21 6EB



Contemporary design-led offices located in the heart of the town centre

Fully fitted & furnished 3rd floor and refurbished 2nd floor providing a high quality working environment

Ready for immediate occupation

4,833 sq ft – 18,891 sq ft

standrewhouse-woking.com

St. Andrew's House

St. Andrew's House is a modern 6-storey office building in the heart of Woking town centre. Its newly refurbished reception is complemented by 24-hour manned security and secure on-site car parking at surface level and in the basement.

The second floor south wing of St Andrew's House has been fully refurbished to provide 6,824 sq ft (634 sq m) of modern open plan space with a raft ceiling finish.

The whole third floor of 12,067 sq ft is available fully fitted and furnished to provide a high quality environment, ready for immediate occupation and offering significant cost savings for an incoming occupier. The floor can be split into two wings to provide from 4,833 sq ft.

Second floor



Open plan offices



Comprehensive under floor trunking



VRF air conditioning



Raft ceiling system



EPC B



LED lighting



7 car spaces

Third floor



Fully fitted & furnished



Comprehensive under floor trunking



VRF air conditioning



Exposed services finish



EPC B



LED lighting



12 car spaces



Building



High-quality reception



24-hour manned security



Two six-person passenger lifts



On-site building manager



Secure on-site parking

**2nd floor:
Contemporary
finish
featuring a
raft ceiling
system**



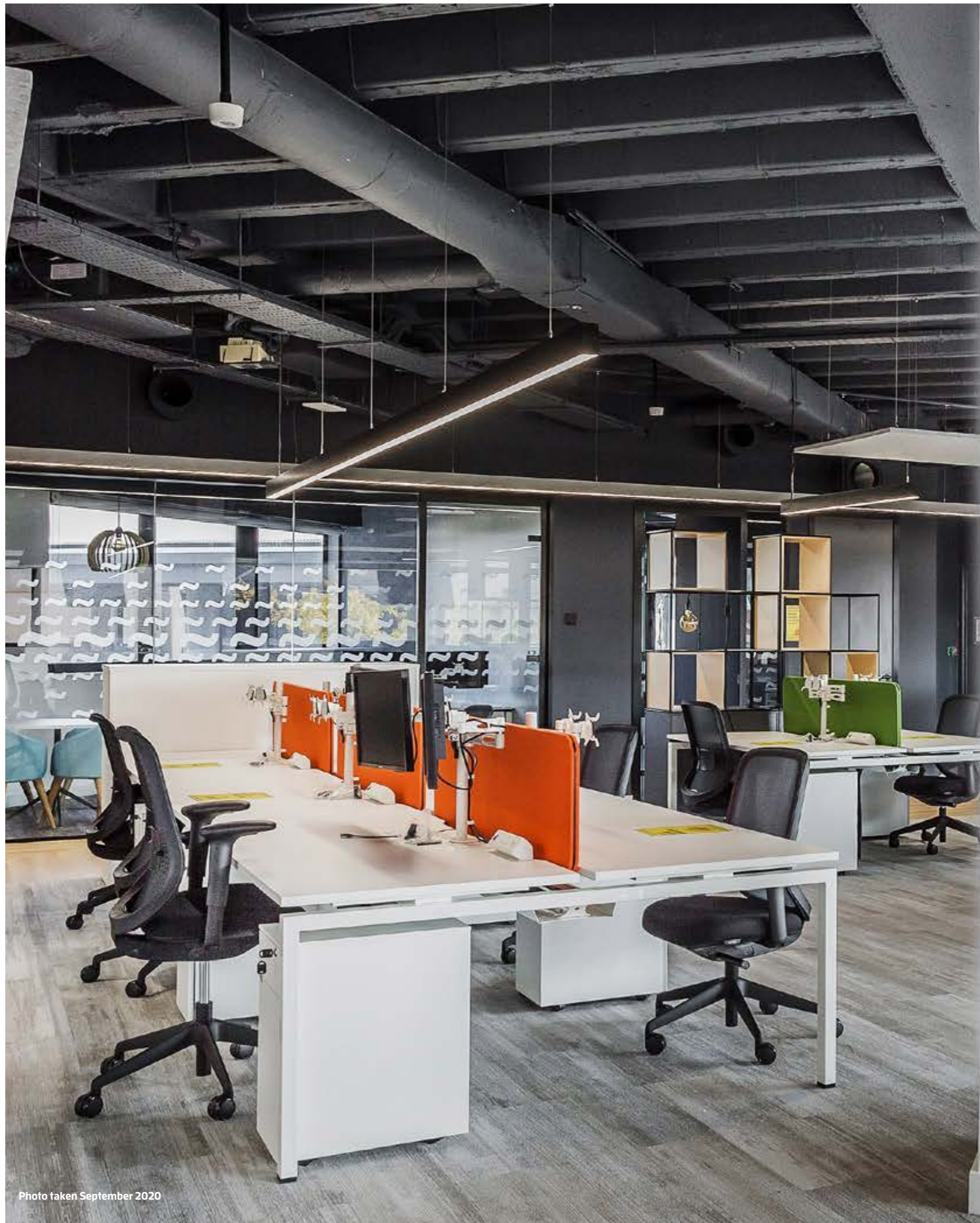


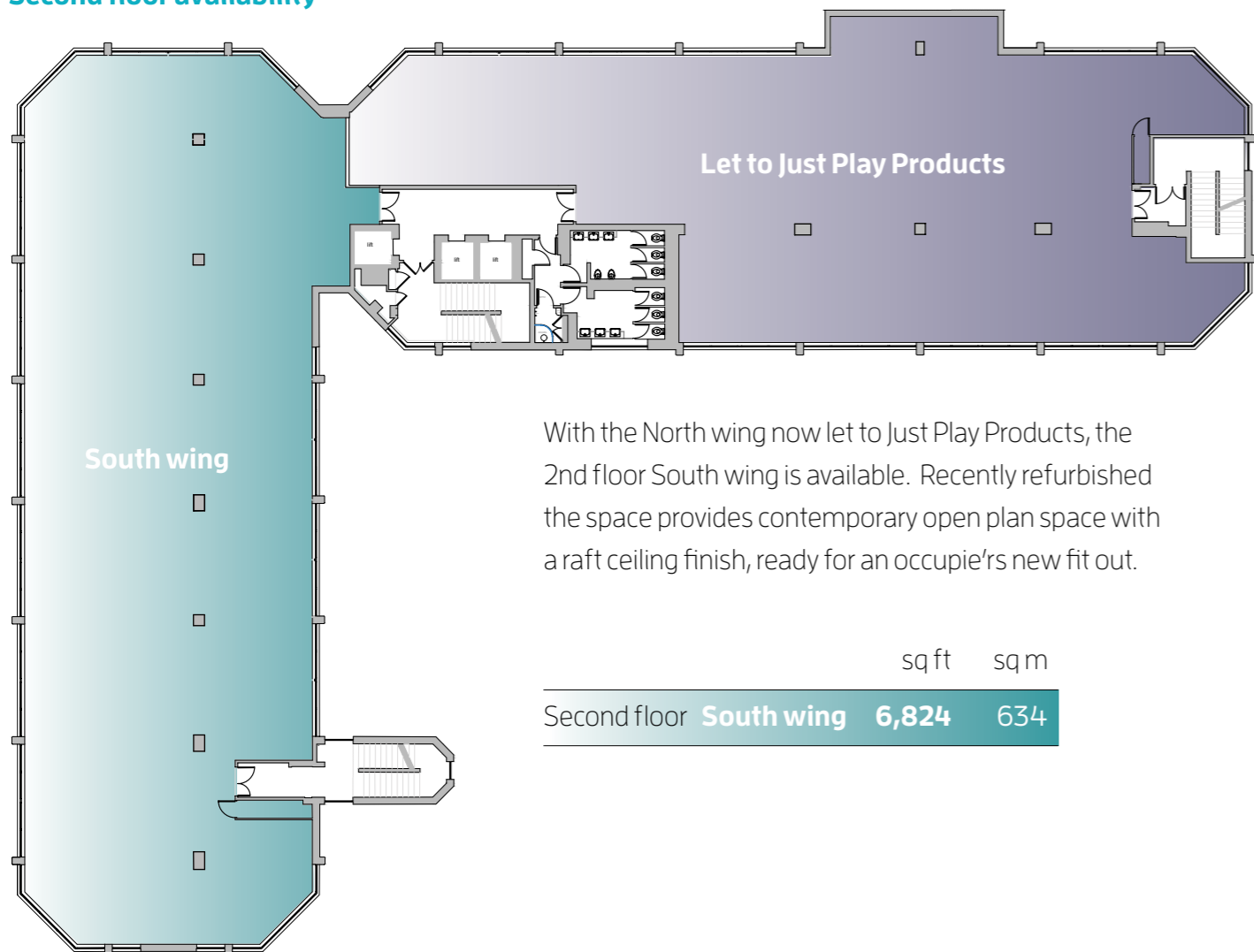
Photo taken September 2020



**3rd floor:
Fully fitted
& furnished
ready for
immediate
occupation**



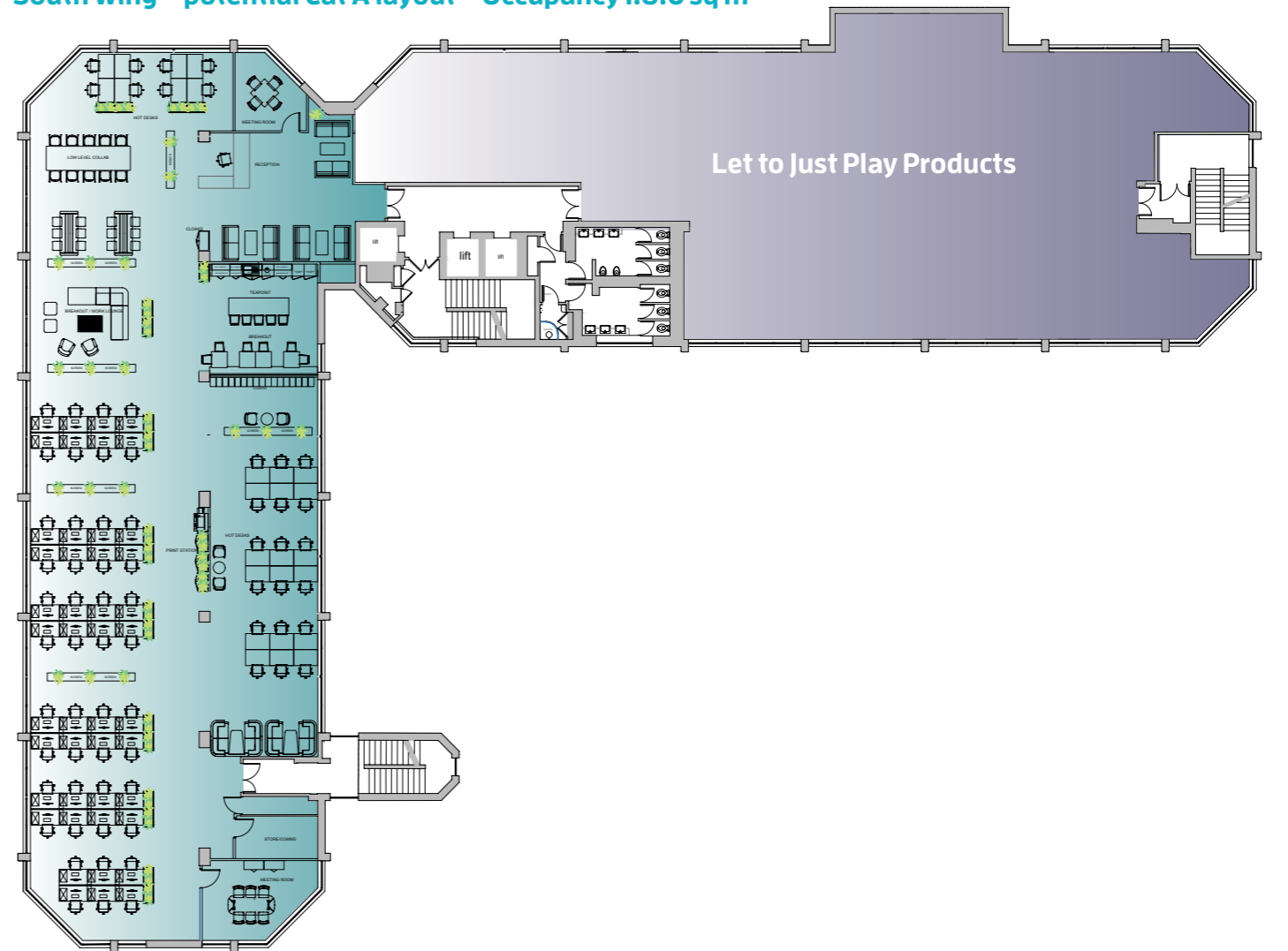
Second floor availability



With the North wing now let to Just Play Products, the 2nd floor South wing is available. Recently refurbished the space provides contemporary open plan space with a raft ceiling finish, ready for an occupier's new fit out.

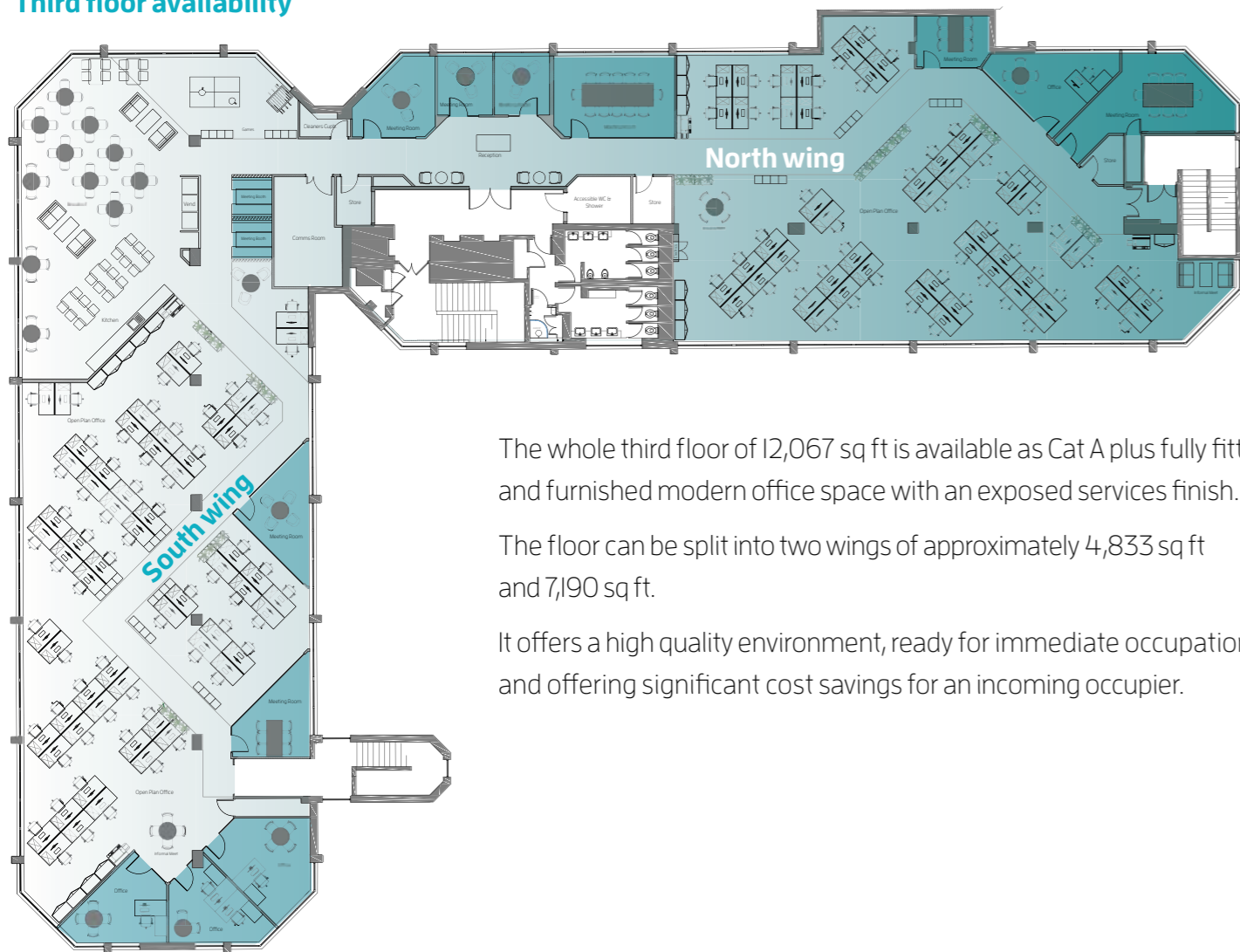
	sq ft	sq m
Second floor South wing	6,824	634

South wing – potential Cat A layout – Occupancy 1:8.6 sq m





Third floor availability

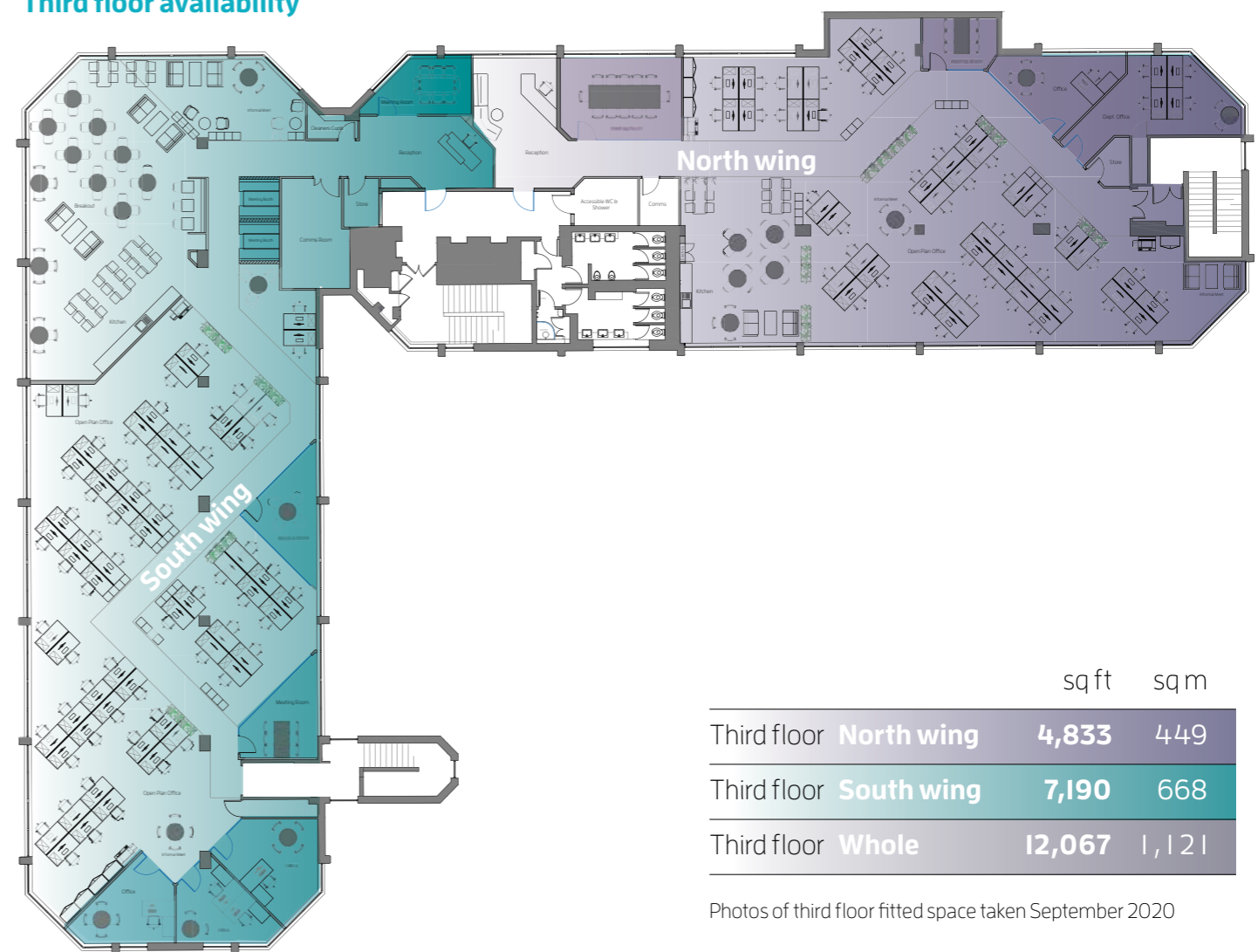


The whole third floor of 12,067 sq ft is available as Cat A plus fully fitted and furnished modern office space with an exposed services finish.

The floor can be split into two wings of approximately 4,833 sq ft and 7,190 sq ft.

It offers a high quality environment, ready for immediate occupation and offering significant cost savings for an incoming occupier.

Third floor availability



	sq ft	sq m
Third floor North wing	4,833	449
Third floor South wing	7,190	668
Third floor Whole	12,067	1,121

Photos of third floor fitted space taken September 2020



**In the
new heart
of town**

Woking is home to numerous major occupiers including the international headquarters for World Wide Fund for Nature, McLaren, Capgemini, Yum Foods, Petrofac, IBM, Skanska, Mercers and Mustang Engineering.

St. Andrew's House has always attracted a high calibre of tenant due to its central location including companies such as IBM, Ladbrokes and TT Electronics.



Close to a range of amenities

Travelodge

itsu

TESCO

Premier Inn

Hilton
HOTELS & RESORTS

VICTORIA SQUARE

NEW VICTORIA THEATRE
WICKING

CÔTE
BRASSERIE

WOKING STATION

STARBUCKS

★ PRET ★

COSTA

STREET BURGER
GORDON RAMSAY

MARKET WALK

THE PEACOCKS SHOPPING CENTRE

AMBASSADORS CINEMA

LUCIANO'S

JUBILEE SQUARE

ISLAND HOUSE

CAFFÈ NERO

5 MINS

LIVING PLANET CENTRE
WWF

ANYTIME FITNESS

VICTORIA WAY CAR PARK

St. Andrew's House

The Lightbox

DOUBLETREE
BY HILTON

An exciting new Woking

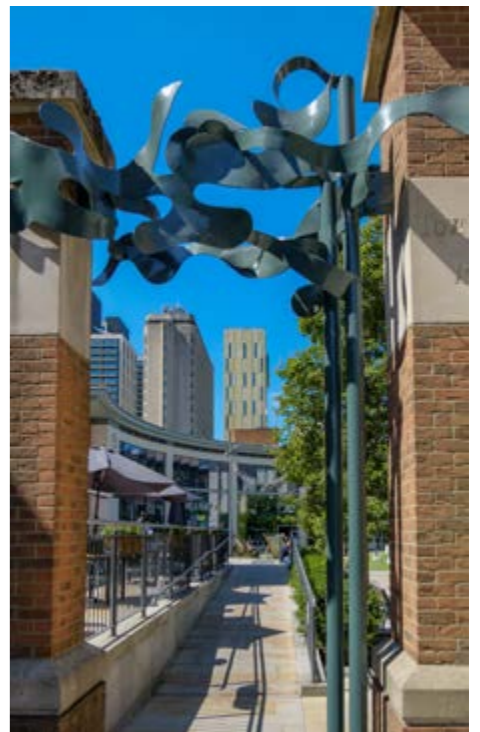
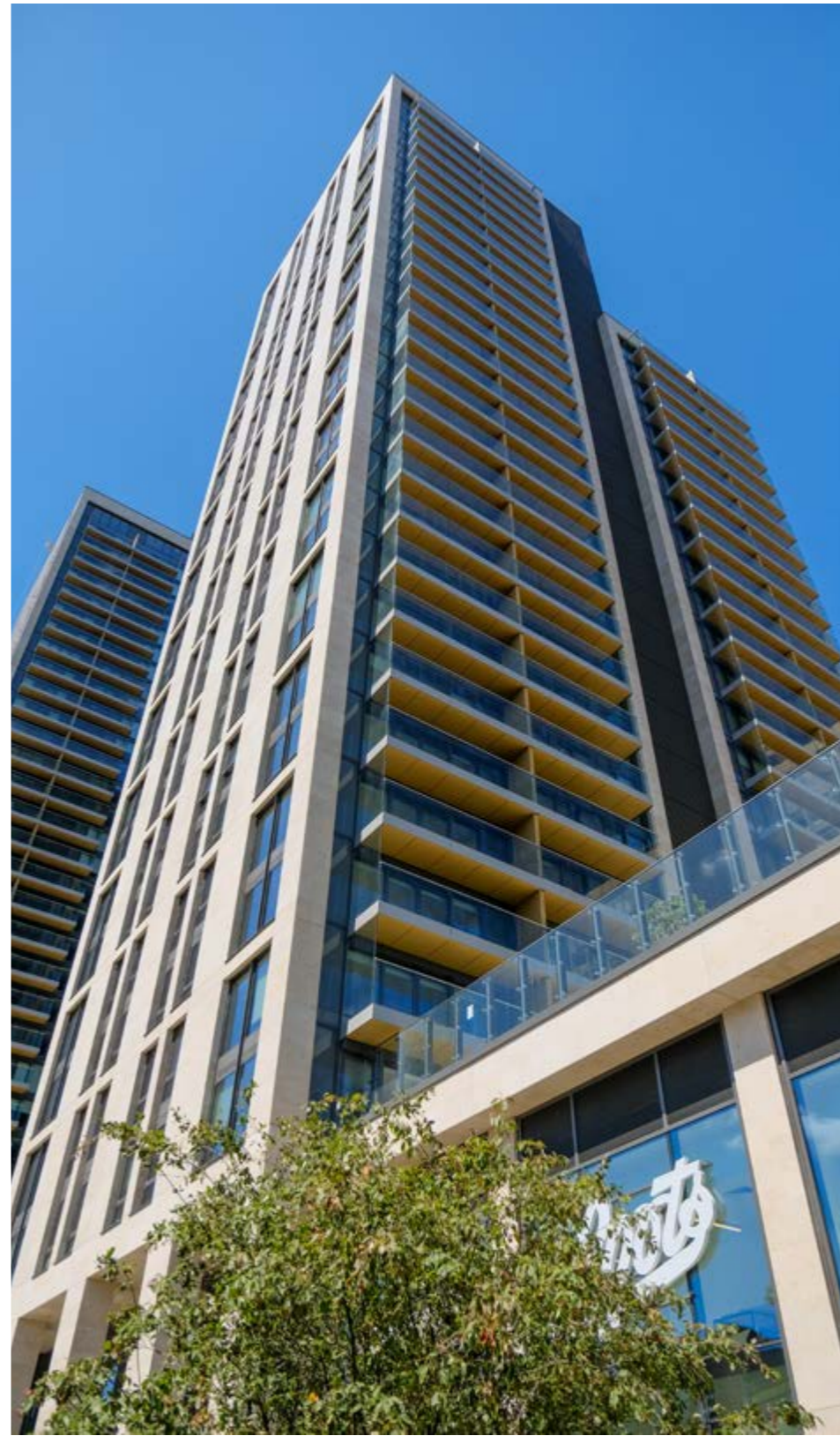
St. Andrew's House is situated in West Street, close to the regenerated Jubilee Square in Woking town centre, just a 5 minute walk from the station.

The town centre has been extensively regenerated through an investment program, led by Woking Borough Council, providing improved public spaces, retail, hotel and restaurant amenities.

The Victoria Square development provides 14,500 sq m of new retail space including Marks and Spencer Food, over 400 new residential apartments, 380 parking spaces and two public plazas.

Located within the development is the landmark 189 bedroom Hilton Woking which will include senior and junior suites, a new lobby bar, all-day dining restaurant, stylish sky bar, conference facilities and an on-site café.

Soon, a green, pedestrian-friendly quarter centred on Goldsworth Road will transform the town centre with a comprehensive residential-led, mixed-use quarter.



A vibrant, green, mixed-use town centre

Connected Woking

Woking is a key South East office location with exceptional road and rail connectivity. It has excellent road links, with the A3 approximately 5 miles to the south east, providing access towards central London to the north and Portsmouth to the south. Junction 10 of the M25 is approximately 7 miles to the east.

Woking Railway Station provides regular rail services to London Waterloo with a fastest journey time of 24 minutes and up to 15 trains per hour. Heathrow Airport is within approximately 13.5 miles of Woking and can be reached easily via the M25.

Road distances	miles
M25 Junction 11	5
M3 Junction 3	7.5
Heathrow Airport	13.5
Central London	25
Gatwick Airport	35

Source: Google Maps

Train journey times	mins
Guildford	7
Clapham Junction	19
London Waterloo	24
Gatwick Airport	55
Southampton Airport	41

Source: National Rail

SAT NAV GU21 6EB



Terms

The accommodation is available on new full repairing leases direct from the Landlord.

Viewing

Please contact the joint agents for further information.

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