



SPACEWOKING.COM

S P A C E

W O K I N G

4,405 - 21,622 SQ FT

# CONTENTS

## THE BUILDING

- 05 DESIGNED FOR THE FUTURE
- 09 SPACIOUS AMENITIES
- 13 BASE SPECIFICATION
- 14 SUSTAINABILITY AND WELLNESS
- 15 COMPARATIVE ENERGY EFFICIENCY
- 17 FLOOR PLANS

## CONNECTIONS

- 28 TRAVEL TIMES

## LOCATION

- 30 LOCAL AMENITIES
- 32 A TOWN TRANSFORMED
- 34 LEISURE AND SURROUNDINGS
- 36 LOCAL OCCUPIERS

## CONTACT DETAILS

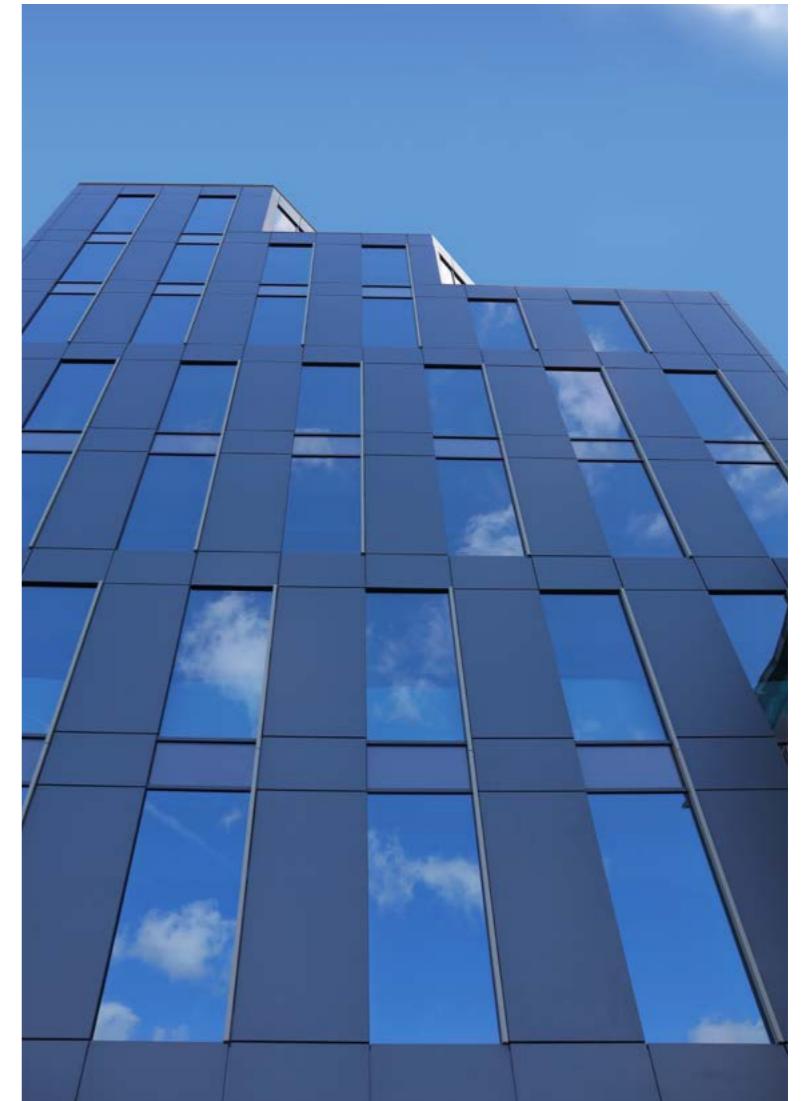
IF YOU PUT ENOUGH  
SMART PEOPLE  
TOGETHER IN ONE  
SPACE, GOOD  
THINGS HAPPEN

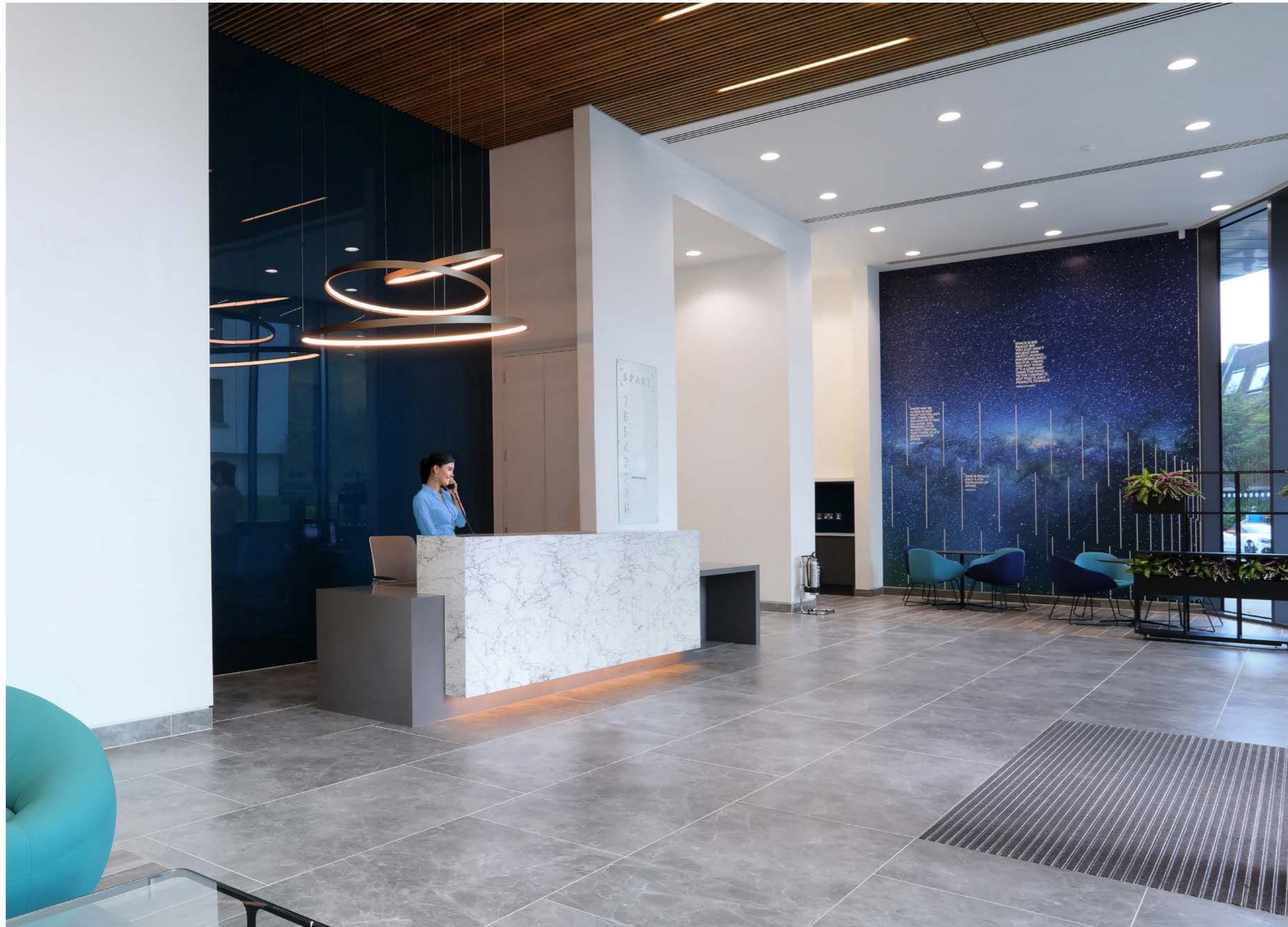
ERIK HERSMAN





SPACE IS  
TO PLACE  
AS ETERNITY  
IS TO TIME  
JOSEPH JOUBERT





## WOKING'S VISIONARY NEW HQ BUILDING

Space offers large, open plan flexible floorplates totalling 87,010 sq ft over basement, ground and seven upper floors. Designed to a market-leading specification and benefiting from impressive sustainability credentials, the building has an EPC A(21) rating and a BREEAM 'Excellent' (74.2%) rating. The top floor features a large outdoor terrace with extensive views of acres of green woodland at Horsell Common and the London landscape.

### DESIGNED FOR THE FUTURE

Every aspect of the building has been considerably designed to provide an efficient working environment where businesses will thrive.

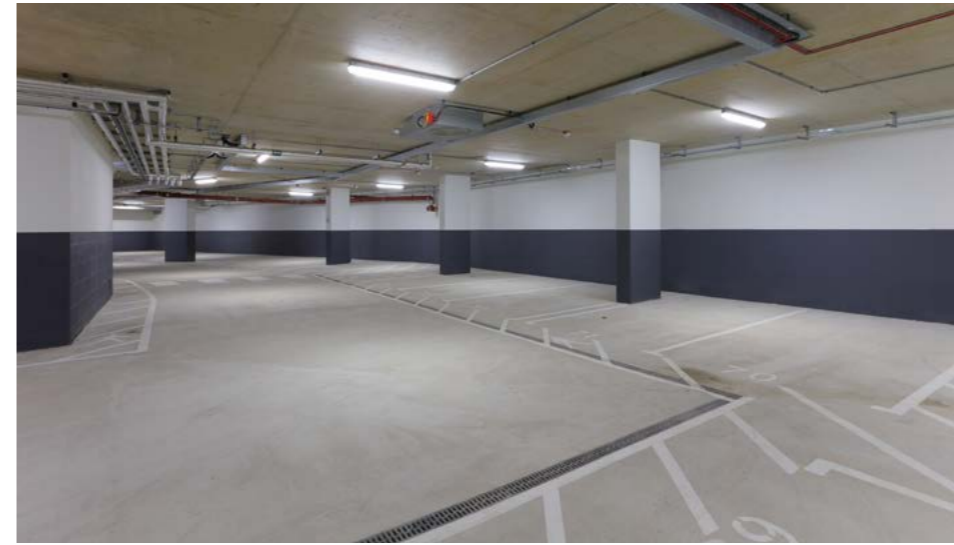
Space boasts striking architectural features and a modern, efficient working environment. Designed by architects Scott Brownrigg, the building's dominant feature is its faceted glass, differentiated by a series of distinctive vertical fins. The ground floor is defined by floor-to-ceiling glazing and provides a generous, uninterrupted space.

Occupiers will also benefit from a Communicate Internal Fibre provision which gives immediate and instantaneous internet access and connections.

### SCHEDULE OF AREAS SQ FT

Floor 7	LET to ID Business Solutions Limited	
Floor 6	LET to ID Business Solutions Limited	
Floor 5	LET to Roke Manor	
Floor 4	Let to Alliance Healthcare	
Floor 3		12,607
Floor 2	Let to Kent Energies UK Limited	
Floor 1		
Suite 1	Let to Kent Energies UK Limited	
Suite 2		4,405
Suite 3		4,610
Ground Floor	Amenity lounge	
Reception		1,431
<b>Total offices</b>		<b>21,622</b>

AREAS BASED ON IPMS3 (EXCLUDING RECEPTION)



EVERY NOW AND THEN GO AWAY, HAVE A LITTLE RELAXATION, FOR WHEN YOU COME BACK TO YOUR WORK YOUR JUDGEMENT WILL BE SURER  
LEONARDO DA VINCI





## SPACIOUS AMENITIES

Whether you want to grab a coffee, a spot of lunch, take part in an exercise class or just want somewhere different to work, the stunning new double height amenity lounge with Flying Bean Café has everything you could possibly require.



WIFI



GYM AND  
STUDIO SPACE



CAFÉ



2 MEETING ROOMS AND  
BREAKOUT AREAS





## BASE SPECIFICATION



RAISED ACCESS FLOORS  
WITH 150MM VOID



SUSPENDED CEILINGS  
WITH INTELLIGENT PIR  
LED LIGHTING



HIGHLY EFFICIENT VRV  
AIR CONDITIONING



MALE AND FEMALE  
WCs ON EVERY FLOOR



SHOWERS IN  
BASEMENT AND ON  
EVERY TENANT FLOOR



CHANGING ROOMS, WCs,  
LOCKERS AND DRYING  
SPACE IN THE BASEMENT



FOUR DDA-COMPLIANT 13  
PERSON PASSENGER LIFTS

4.9<sub>M</sub>

CLEAR FLOOR TO CEILING  
HEIGHT IN RECEPTION

2.9<sub>M</sub>

CLEAR FLOOR TO CEILING  
HEIGHT ON FLOORS 1-6  
(3.9M ON FLOOR 7)



90 TOTAL CAR PARKING  
SPACES 1:947 PER SQ FT  
(IPMS 3)



100 CYCLE SPACES AND  
A BIKE REPAIR STATION



10 ELECTRIC VEHICLE  
CHARGING POINTS



## SUSTAINABILITY AND WELLNESS

Sustainability and cost-effective occupation are at the forefront of the building's design. Each element has been carefully considered to achieve its EPC rating of A(21) and BREEM 'Excellent' (74.2%) rating. This has been accomplished through a broad array of energy-efficient initiatives including on-site renewable energy, solar shading and PIR daylight sensing lighting controls, all of which are supported by an intelligent Building Management System.

There are also 10 electric car charging points.



**EPC RATING A(21) AND BREEM 'EXCELLENT' (74.2%) RATING**

### COST-EFFECTIVE OCCUPATION

With its strong eco-credentials, Space can demonstrate significant occupational cost savings compared with a typical 2002 benchmark building, Space should be approximately **£3.15 per sq ft** cheaper to run. See comparison of total predicted energy bills – page 11 opposite.

**CO<sub>2</sub>**

**32% REDUCTION IN CO<sub>2</sub> EMISSIONS BELOW BUILDING REGULATIONS PART L REQUIREMENTS**



**FITWEL 2 STAR CERTIFICATION**

### FITWEL ACCREDITATION

Space will be the first Fitwel certified building in Woking.

The Fitwel scheme is the world's leading certification system that optimises buildings and communities to support health.

Space provides an environment that empowers people to be productive and healthy which can help your employees live and work at their most optimal level with easy and convenient healthy choices available as part of their working day.



**SUSTAINABILITY HAS TO BE A WAY OF LIFE TO BE A WAY OF BUSINESS**

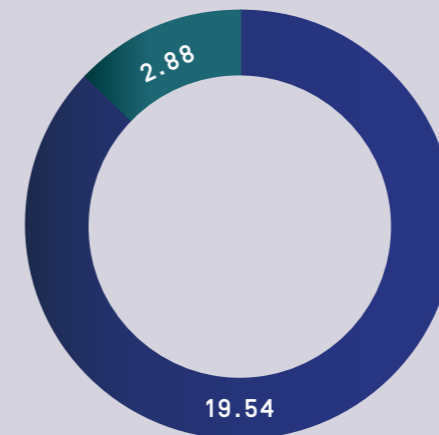
ANAND MAHINDRA



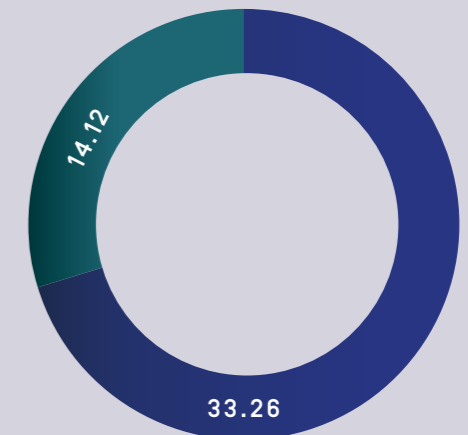
## COMPARATIVE ENERGY EFFICIENCY

### COMPARISON OF NATURAL GAS AND ELECTRICITY CONSUMPTION KWH/SQ FT/YEAR

Space, Woking  
Typical office UK



**GAS**



**ELECTRICITY**

### COMPARISON OF TOTAL PREDICTED ANNUAL ENERGY BILLS

Space, Woking  
Typical office UK



### COMPARISON OF TOTAL PREDICTED ENERGY BILLS

The above presents the total annual energy costs that are expected for Space, Woking.



## BASEMENT

6 ELECTRIC CAR CHARGING SPACES

20 CYCLE SPACES

FEMALE CHANGING, DRYING, LOCKERS AND SHOWERS

48 CAR PARKING SPACES INCLUDING 1 DISABLED

CAR PARK

MALE CHANGING, DRYING LOCKERS AND SHOWERS

CYCLE REPAIR AREA

AREAS BASED ON IPMS3

LIFE IS LIKE RIDING A BICYCLE. TO KEEP YOUR BALANCE YOU MUST KEEP MOVING

ALBERT EINSTEIN





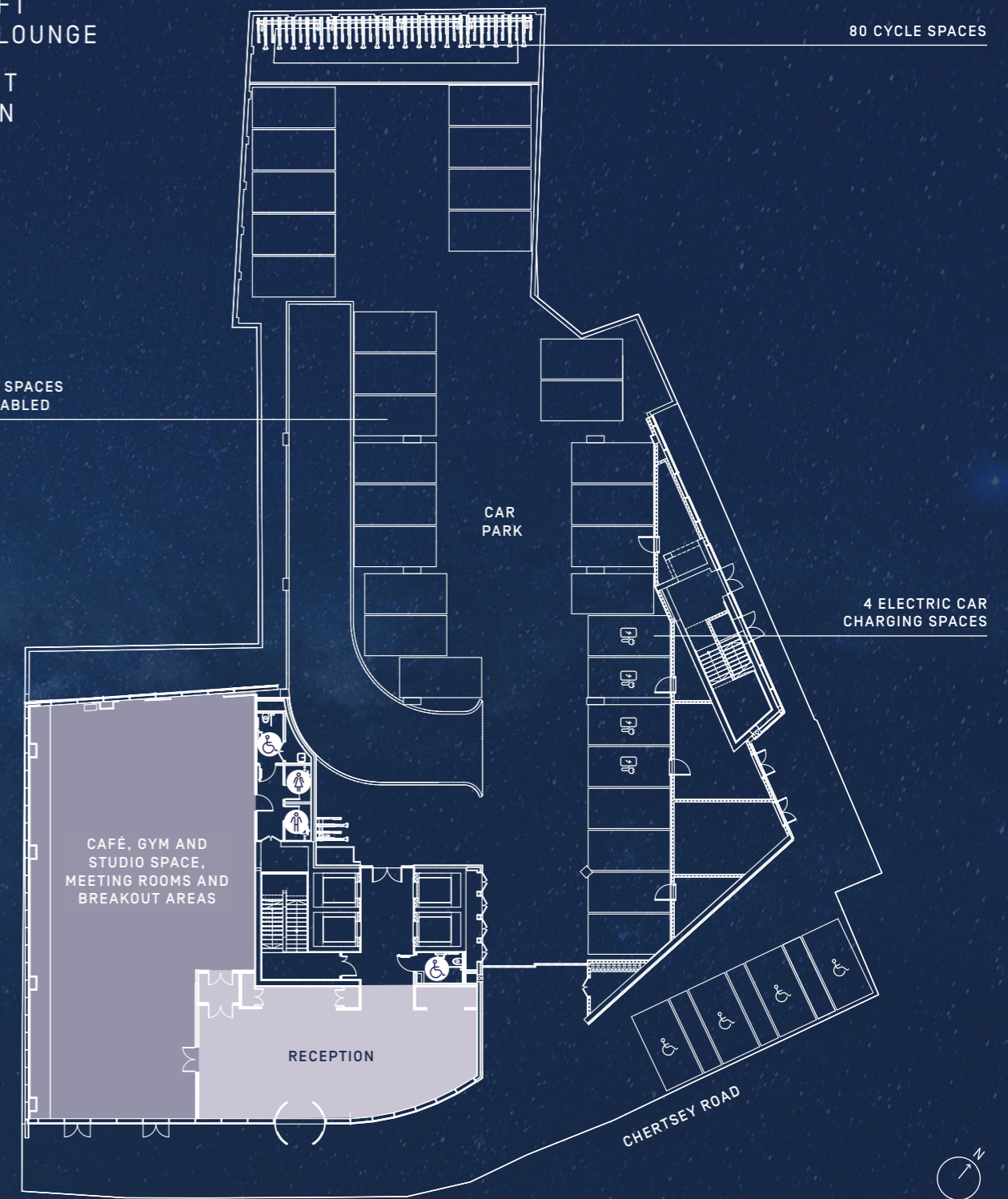
**GROUND FLOOR**

3,045 SQ FT  
AMENITY LOUNGE

1,431 SQ FT  
RECEPTION

32 CAR PARKING SPACES  
INCLUDING 4 DISABLED

80 CYCLE SPACES



# SPACE<sup>+</sup>

## READY FITTED OFFICE SUITES

SPACE<sup>+</sup> gives your business the opportunity to be based in Woking's newest and greenest office building.

Whether you are a start-up, an established corporate or you are setting up a satellite office, SPACE+ provides a ready made office solution. Each of the three suites will be furnished and IT ready, providing a kitchen, break out area, meeting rooms and desks.



WIFI



WORKSPACES



KITCHEN AND  
BREAKOUT AREAS



2 MEETING ROOMS  
AND BOOTHS



Image of Suite 1



Images of Suite 1

## FLOOR 1

SPACE+  
FITTED OFFICE SUITES

SUITE 1 LET TO KENT ENERGIES UK LIMITED

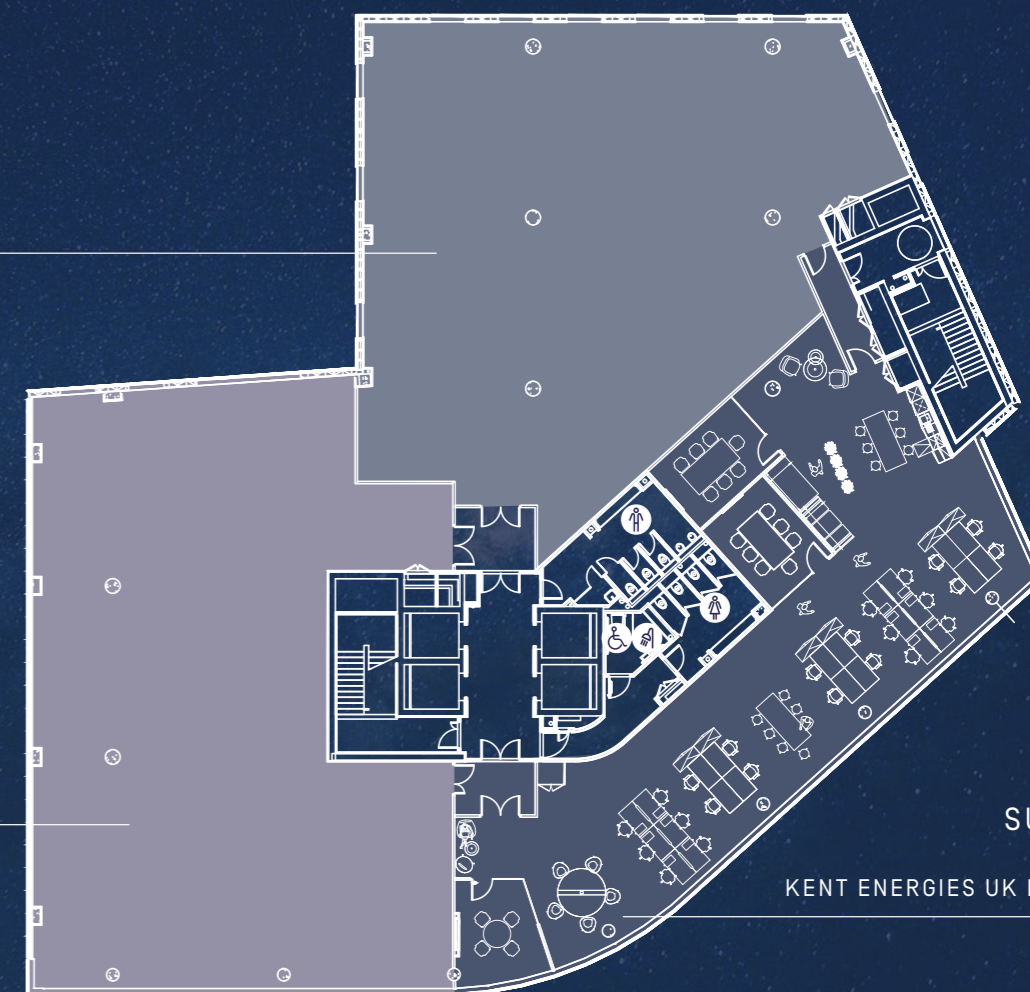
SUITE 2 4,405 SQ FT

SUITE 3 4,610 SQ FT

SUITE 2  
COMING SOON  
4,405 SQ FT

SUITE 3  
COMING SOON  
4,610 SQ FT

SUITE 1  
LET TO  
KENT ENERGIES UK LIMITED



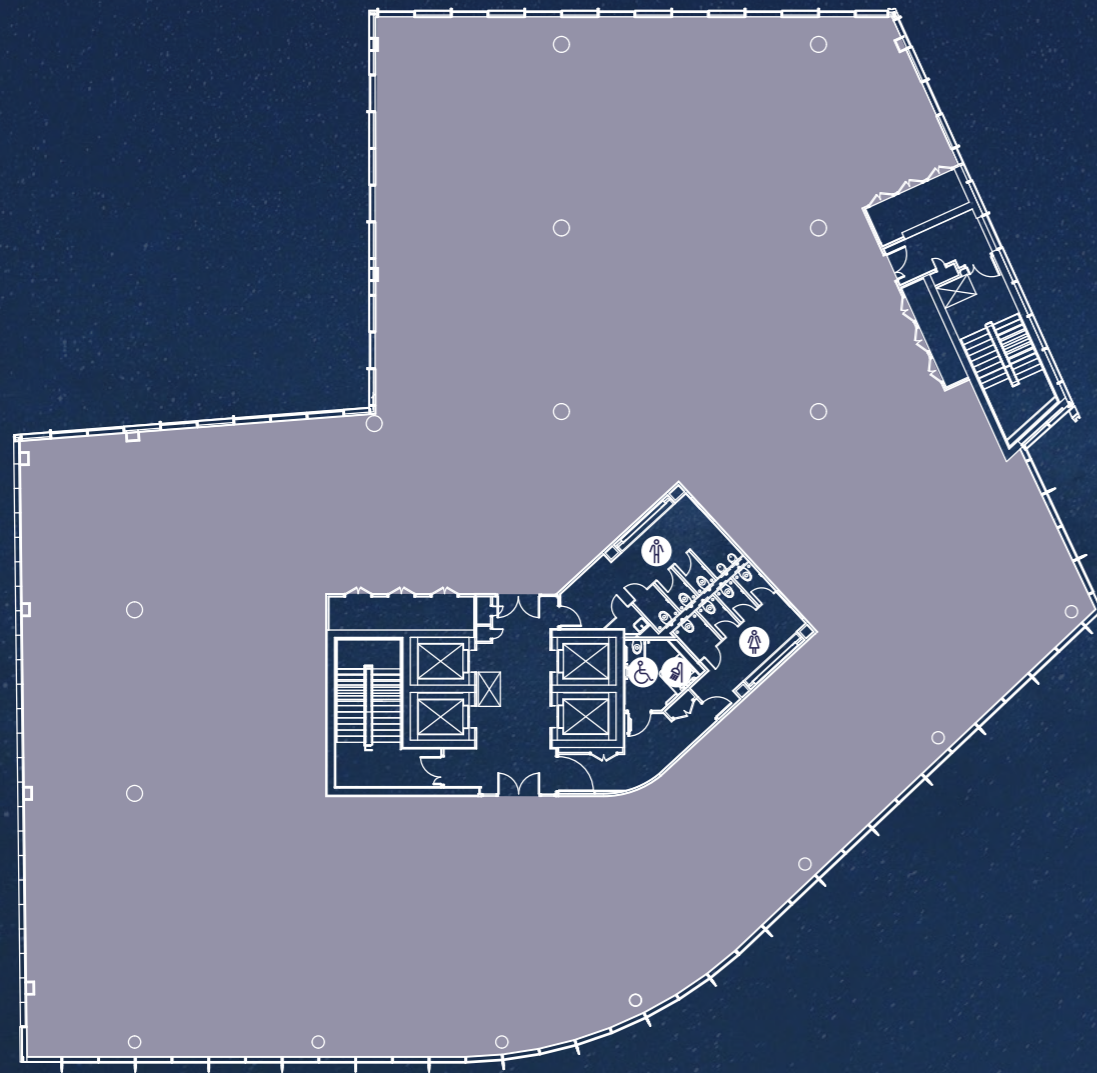
- 3 MEETING ROOMS  
(1 x 4 PERSON AND 2 x 7 PERSON)
- 12 DESKS
- 1 OPEN MEETING BOOTH
- 1 ENCLOSED MEETING BOOTH
- 1 TEA POINT
- 2 COLLABORATIVE AREAS

AREAS BASED ON IPMS3



## TYPICAL FLOOR 2-5

- 2 LET TO KENT ENERGIES UK LIMITED
- 3 12,607 SQ FT
- 4 LET TO ALLIANCE HEALTHCARE
- 5 LET TO ROKE MANOR

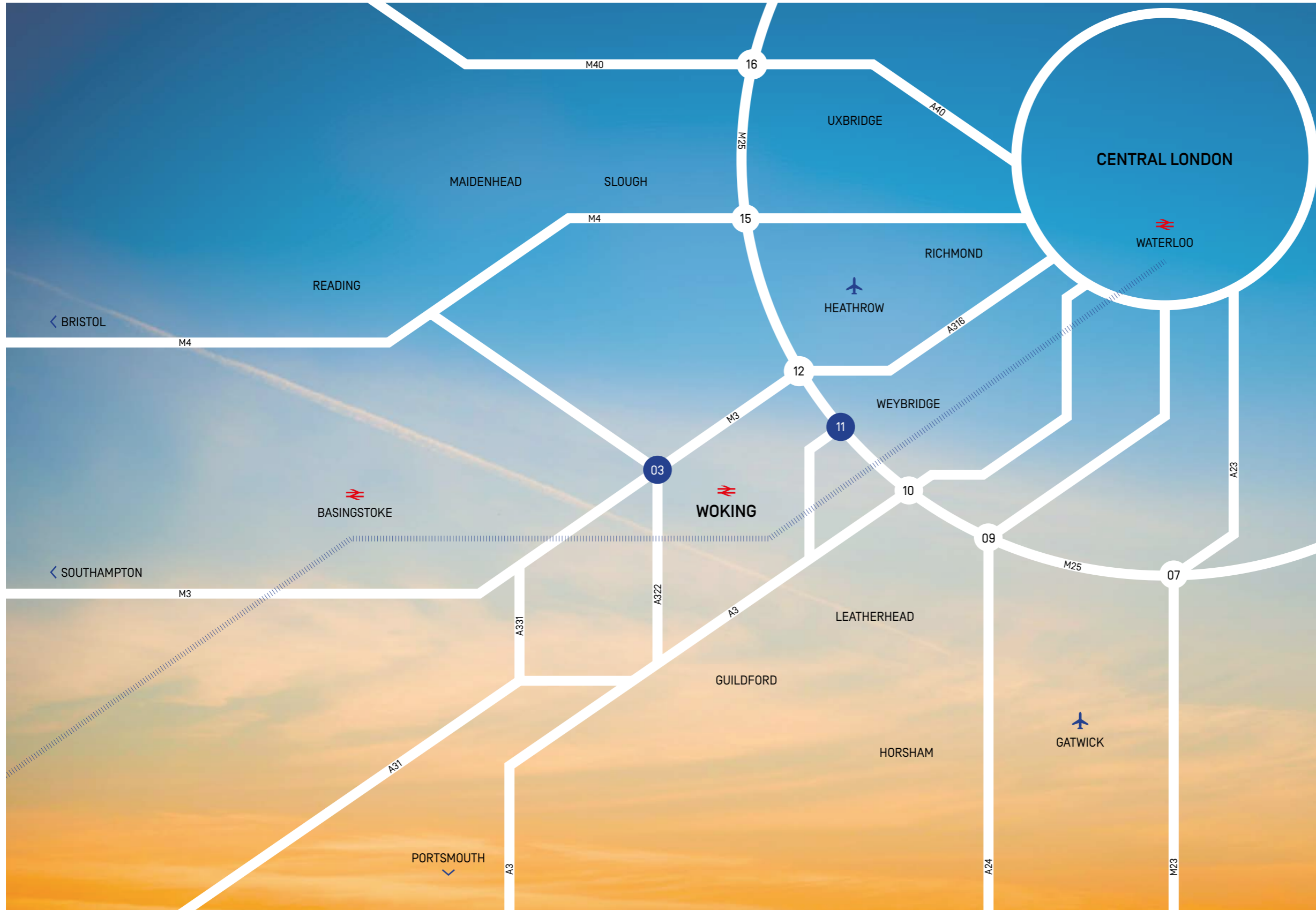


SOME OF THE HYDROGEN IN YOUR BODY COMES FROM THE BIG BANG, AND WHEN YOU SEE A KID WALKING DOWN THE STREET WITH A HELIUM BALLOON, YOU CAN SAY, 'THERE GOES SOME OF THE PRIMORDIAL UNIVERSE.'

JOCELYN BELL BURNELL

WE DO NOT NEED  
MAGIC TO CHANGE  
THE WORLD, WE  
CARRY ALL THE  
POWER WE NEED  
INSIDE OURSELVES  
ALREADY: WE HAVE  
THE POWER TO  
IMAGINE BETTER  
J.K. ROWLING





## FAST CONNECTIONS TO LONDON AND BEYOND

Woking is a key South East office centre and commuter town. 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.

Woking Railway Station, just a few minutes' walk away, offers a fast regular service to London Waterloo (with up to 15 trains per hour and a fastest journey time of 23 minutes) providing a major business advantage.

Regular services also run to Basingstoke, Southampton and beyond.

## TRAVEL TIMES

ROAD DISTANCES	MILES
M25 Junction 11	5
M3 Junction 3	7.5
Heathrow Airport	15
Central London	25
Gatwick Airport	35

SOURCE: GOOGLE MAPS

TRAIN JOURNEY TIMES	MINS
Guildford	7
Clapham Junction	19
London Waterloo	23
Gatwick Airport	55
Southampton Airport	41

SOURCE: NATIONAL RAIL

ALL IS CONNECTED...  
NO ONE THING CAN  
CHANGE BY ITSELF

PAUL HAWKEN



# 03 / LOCATION

## BROADEN YOUR HORIZONS: DISCOVER REGENERATED WOKING

Woking is committed to an ambitious economic vision to be recognised, nationally and internationally, as a premier business location. To help realise this vision, Woking town centre is undergoing a major physical transformation, with over £200m committed to creating a high quality, modern environment where businesses choose to locate, and where people aspire to live.

You will find high-quality retail, entertainment and leisure facilities in Woking town centre. The town's wide range of cosy cafés, modern bars and popular restaurants will cater to any taste, Cote Brasserie and Gordon Ramsay's Street Burger to name but a few.

### LOCAL AMENITIES

#### EAT / DRINK

- Caffè Nero
- Costa
- Côte Brasserie
- Gordon Ramsay Street Burger
- Island House
- ITSU
- Luciano's by Marco Pierre White
- Pret A Manger
- Starbucks

#### RETAIL / LEISURE

- Anytime Fitness
- The Lightbox
- New Victoria Theatre
- Wolsey Place
- Jubilee Square
- Victoria Place
- The Peacocks Shopping Centre
- Ambassadors Cinema

#### STAY

- Premier Inn
- Doubletree by Hilton
- Travelodge
- Hilton Woking





[01]



[04]



[02]



[03]

### A TOWN TRANSFORMED

Shoppers are spoilt for choice at the Peacocks and Wolsey Place shopping centres, the regenerated Jubilee Square, the adjoining Commercial Way and the recently opened Victoria Place development.

Victoria Place delivered 14,500 sq m of new retail space, residential apartments, 380 parking spaces and two public plazas. Located within the development is a new Hilton Hotel which features 196 guest rooms, including 12 suites, as well as a ballroom for up to 500 people and 7,000 sq ft of meeting room space.



SAT NAV / GU21 5BJ

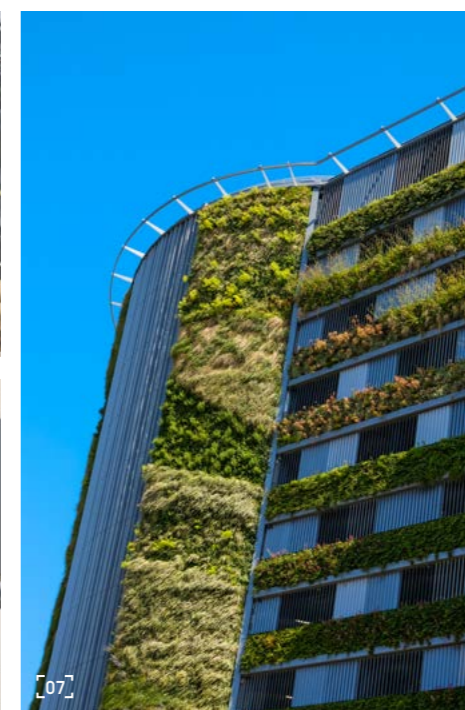
**SPACE**  
68 CHERTSEY ROAD  
WOKING GU21 5BJ



[05]



[06]



[07]

- 01 VICTORIA PLACE
- 02 LUCIANO'S BY LUCIANO MARCO PIERRE WHITE  
The popular Italian restaurant on Commercial Way
- 03 LUCIANO'S BY LUCIANO MARCO PIERRE WHITE
- 04 JUBILEE SQUARE  
Discover high-end retail at Wolsey Place and Peacocks shopping centres
- 05 LUCIANO'S BY LUCIANO MARCO PIERRE WHITE
- 06 STREET BURGER GORDON RAMSAY  
Brand new Street Burger restaurant on Commercial Way
- 07 HILTON WOKING  
Part of Victoria Place



[01]



[04]



[05]



[02]



[03]



[06]

- 01 WWF LIVING PLANET CENTRE**  
Educational visitor centre and home to the World Wildlife Fund charity
- 02 THE LIGHTBOX**  
Woking's exciting art gallery and museum
- 03 H.G. WELLS TRIPOD MONUMENT**  
This striking public sculpture celebrates Woking as the birthplace of science fiction

- 04 ERIC BEDSER STATUE**  
The life-size bronze statues of cricketing twins Sir Alex and Eric Bedser feature at each end of the Bedser Bridge
- 05 HORSELL COMMON**  
The common offers trails, a peace garden and Wetland Farm and Café
- 06 SATURN TRAIL**  
Explore these canal-side paths by boat, cycle or on foot

## LEISURE

There is a wide variety of leisure facilities in the area, including numerous health clubs and golf courses. For art-lovers, The Lightbox is a gallery space featuring regular exhibitions. In the Peacocks centre there is a multi-screen cinema screening all major releases.

## HOUSING AND SCHOOLING

The town and its surroundings offer a full range of properties. Find everything from modern apartments to characterful town houses in desirable locations all over Woking.

Good schools are always a high priority for anyone with children, and the Woking area offers an excellent selection of highly-regarded state and private schools.

## EXPLORE YOUR SURROUNDINGS

The Borough of Woking is made up of distinct neighbourhood areas and village centres. The Basingstoke Canal runs for nine miles through the Borough and is navigable by boat, foot or cycle. The Wey Navigation also provides boating and pleasant walks along its banks, and Horsell and Chobham Commons offer more than 2,000 acres of woods and heathland to explore.

## LOCAL OCCUPIERS

With convenient transport links, exciting local culture and proximity to the M25, it's no surprise that Woking is already home to many national and international brands. The town has attracted the likes of Formula One racing giants McLaren and the globally renowned WWF.

### 0—5 MIN WALK

Asahi  
Petrofac  
Fidessa  
McLaren  
Financial Express  
Plan International

### 6—10 MIN WALK

Allianz  
WWF UK  
Surrey County Council  
CapGemini  
Yum Brands  
BOC  
Verint

### 5 MIN DRIVE

McLaren's HQ



WE ARE WHAT WE SEE.  
WE ARE PRODUCTS OF  
OUR SURROUNDINGS

AMBER VALLETTA



## CONTACT DETAILS

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### FUNDER



ROYAL LONDON ASSET MANAGEMENT  
www.royallondon.com

### DEVELOPER



LAMRON ESTATES LTD  
www.lamron.co.uk

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. March 2024.



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