



Stunning town centre offices



39,800 sq ft **TO LET**

Description

Victoria Gate is a Grade A office building in the centre of Woking, a proven business location with excellent transport connectivity and a wealth of amenities on your doorstep.

The high quality specification and efficient floor plates benefit from excellent natural light and have been designed for the modern day occupier.

The available space provides 39,800 sq ft of recently fully fitted office space and the top floor benefits from a large wrap around terrace of over 1,000 sq ft.



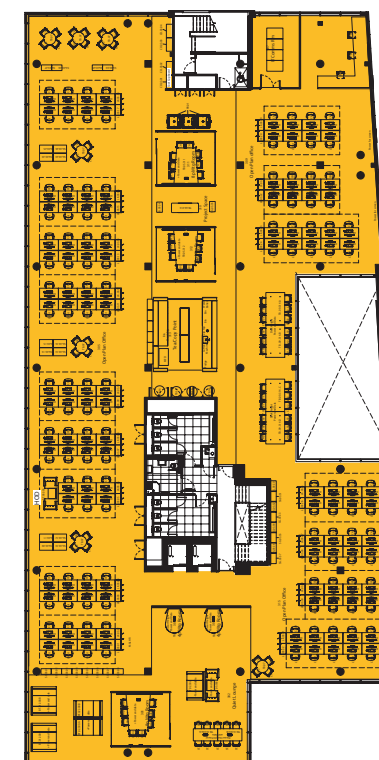
Specification

- Double height reception
- High quality fully fitted office space (3rd and 4th floors brand new)
- Highly efficient four pipe fan coil heating and cooling system
- Suspended metal tile ceiling
- Recessed LG7 compliant LED lighting with PIR sensors
- Full access raised floor (125mm overall)
- Male, female and disabled WCs on each floor
- Shower facilities on each floor with four additional showers with lockers located in the basement
- Two 13 passenger lifts serving all floors
- Target BREEAM "Excellent" and EPC "B"
- 24 car parking spaces
- Secure cycle storage

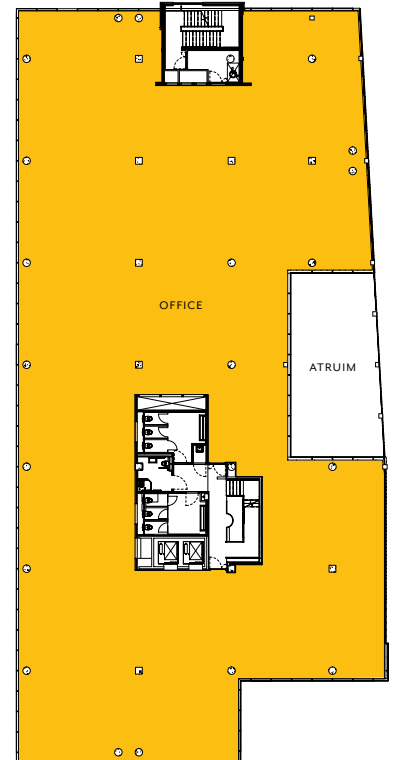


Accommodation

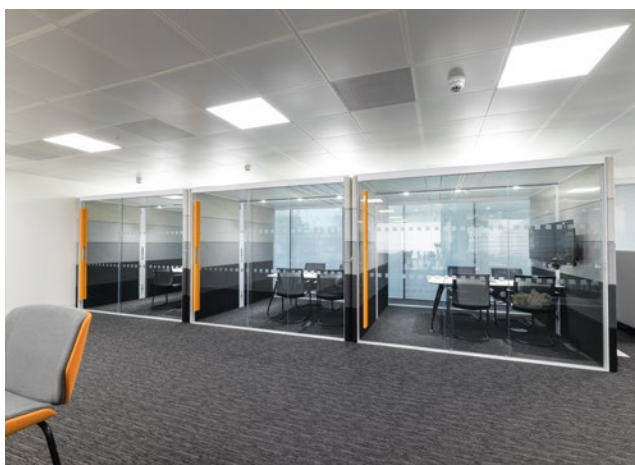
The fifth floor is laid out in open plan format for a multitude of uses, and benefits from a substantial wrap around terrace, whereas the ground, third and fourth floors are fitted out to an incredibly high specification with brand new high quality furnishing, with some meeting, collaboration and breakout space.



THIRD FLOOR - FIT OUT



THIRD FLOOR - CLEAR



FLOOR	SQ FT (IPMS3)	TERRACE
Fifth	5,241	1,083
Fourth	12,758	
Third	12,760	
Ground	9,041	
Total	39,800	

Floorplans not to scale. For indicative purposes only.

Location

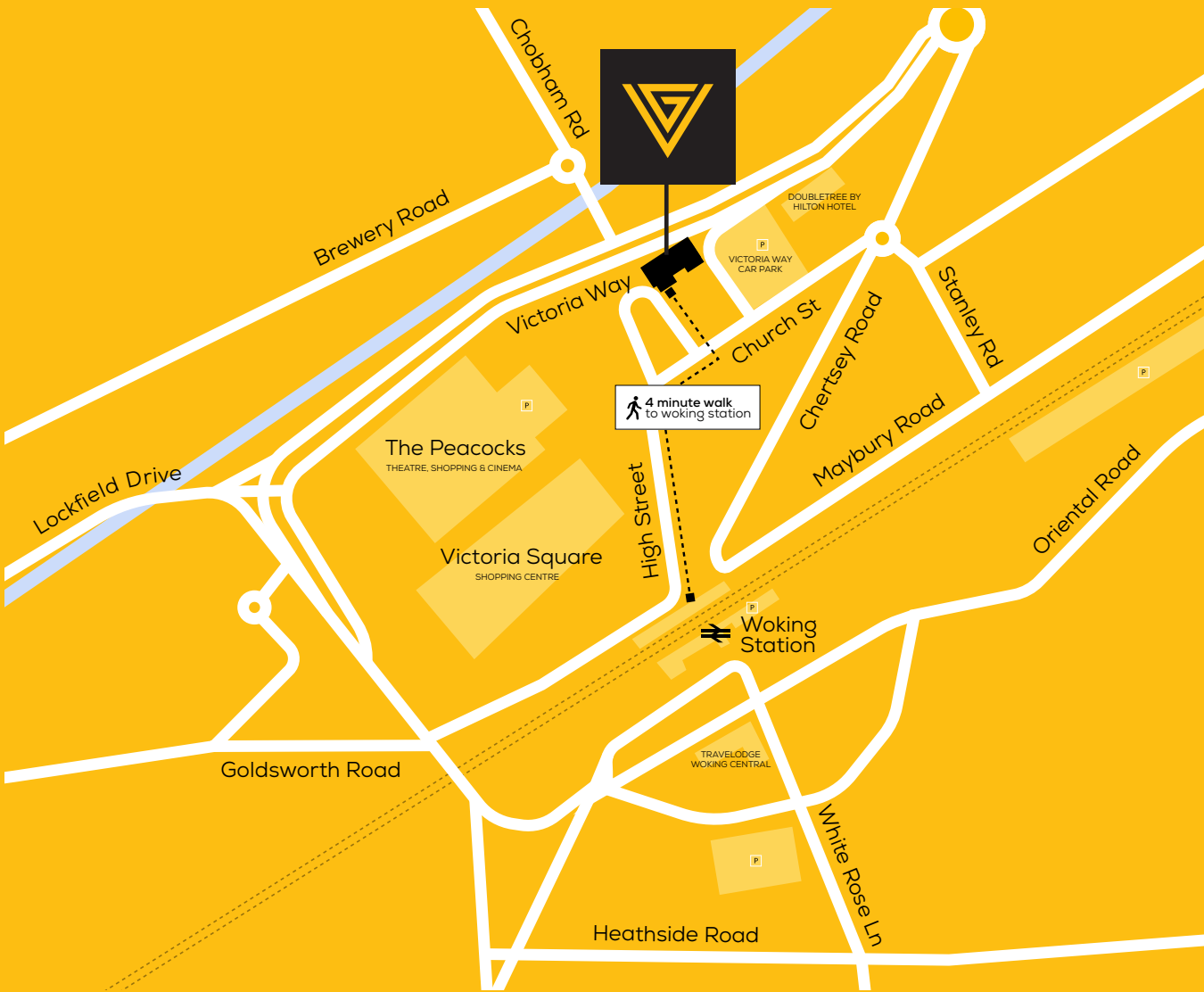
Woking occupies an excellent strategic location being close to the A3 corridor and the M25 motorway.

Fronting Victoria Way, Victoria Gate benefits from prominence and immediate access to all Woking Town Centre retail and leisure facilities plus an enviable catchment area for staff recruitment, quality housing stock, schools.

Woking is home to a wide range of shops including large High Street stores and smaller, more specialist retail outlets. People can enjoy a wander through the town's two modern shopping malls, before perusing independent retailers in the surrounding streets.

A world of food can be sampled in one of Woking's many restaurants and cafés, including a Gordon Ramsay burger bar due to open soon. Seasonal craft and gift fairs, plus French and Italian markets, regularly take place in Town Square. Culturally Woking boasts the largest theatre in the region and a range of Hotels provide accommodation to suit every need.

Woking Station is a 4 minute walk from the building and offers fast and frequent services to London Waterloo and the South West.



By car	Miles
M25 Junction 11	5.5
M3 Junction 3	7
Guildford	7
Heathrow Airport	14
Gatwick Airport	31
London	31

By train	Mins
Guildford	7
Clapham Junction	19
Waterloo	25
Reading	48
Gatwick Airport	55
Portsmouth	67

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