

# St. Andrew's House

Woking GU21 6EB



High quality Grade A offices in a superb town centre location

Comprehensive refurbishment providing a new contemporary working environment

Immediate occupation – tenant fit out available

4,575 sq ft – 12,156 sq ft

[standrewhouse-woking.com](http://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 of St. Andrew's House has been fully refurbished to provide a 12,156 sq ft (1,127sq m) modern open plan floor with raft ceiling finish..

The floor can be split into two wings and there is flexibility in the split such that requirements ranging between 4,575 sq ft and 7,581 sq ft can be accommodated.

## Building



New high-quality reception



24 hour manned security



Two six-person passenger lifts



On-site building manager



Secure on-site parking

## Second floor



Open plan offices



Comprehensive under floor trunking



VRF air conditioning



EPC B



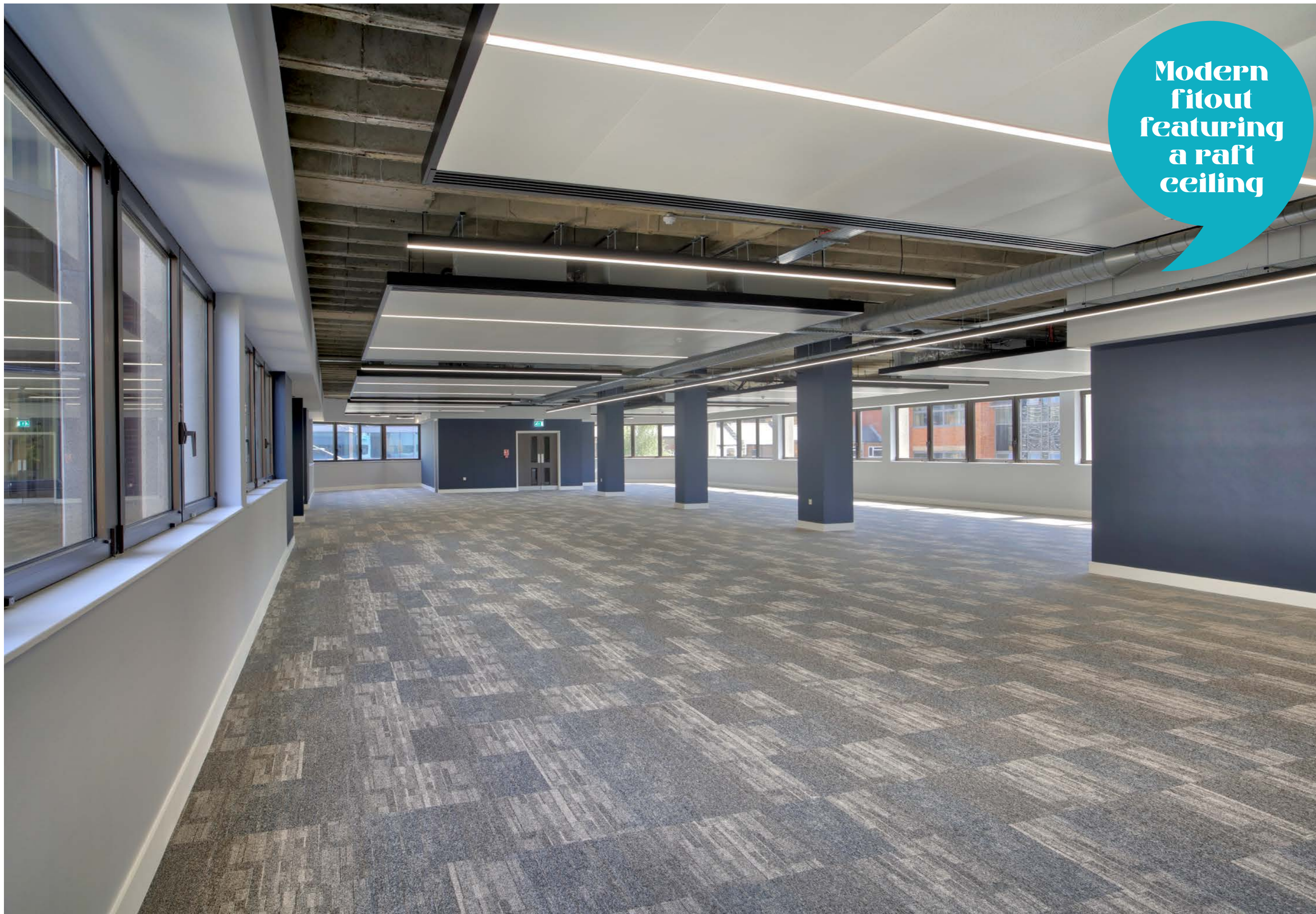
LED lighting



12 car spaces



**Modern  
fitout  
featuring  
a raft  
ceiling**

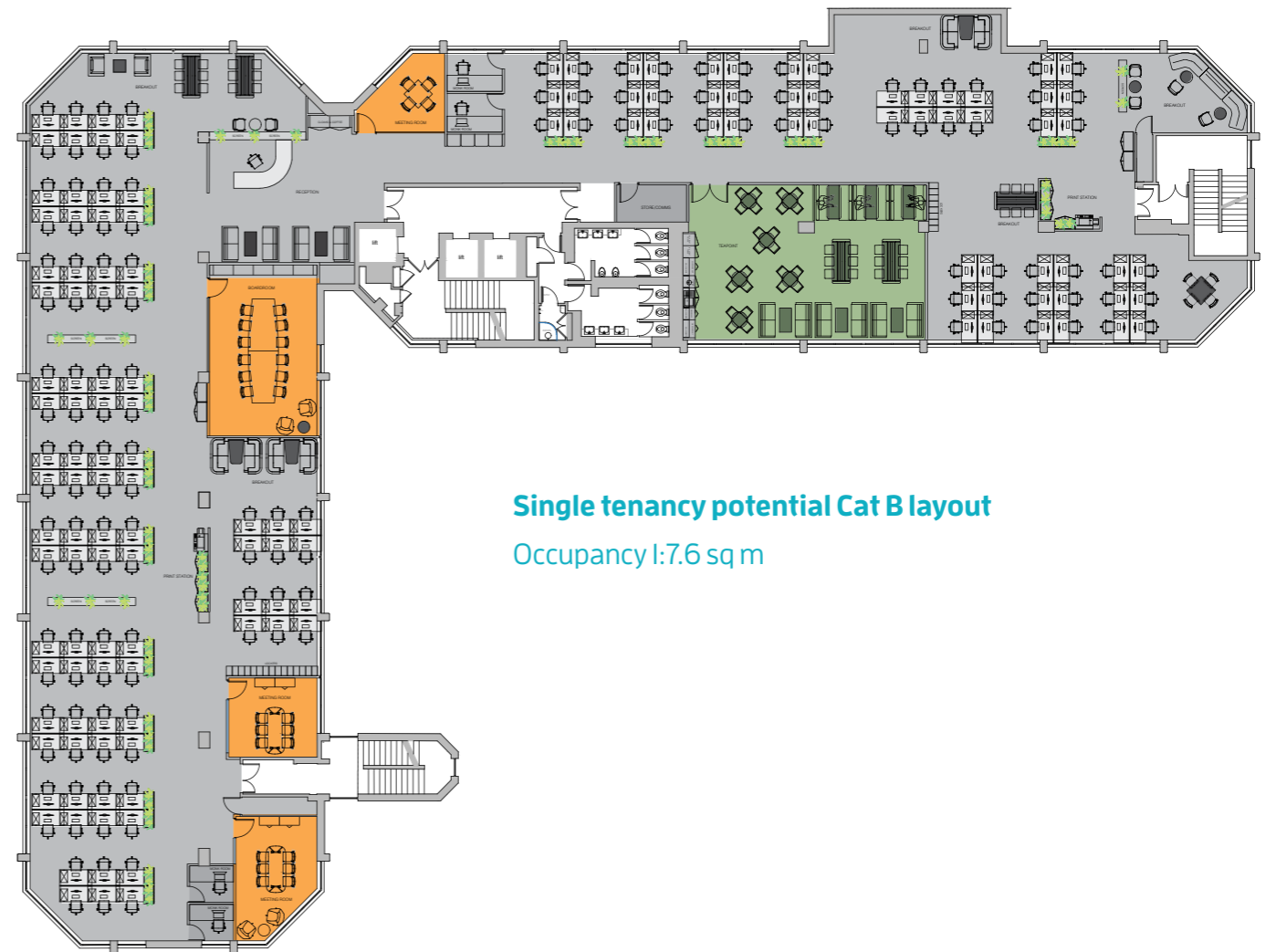


**Indicative  
work-ready  
office  
environment**





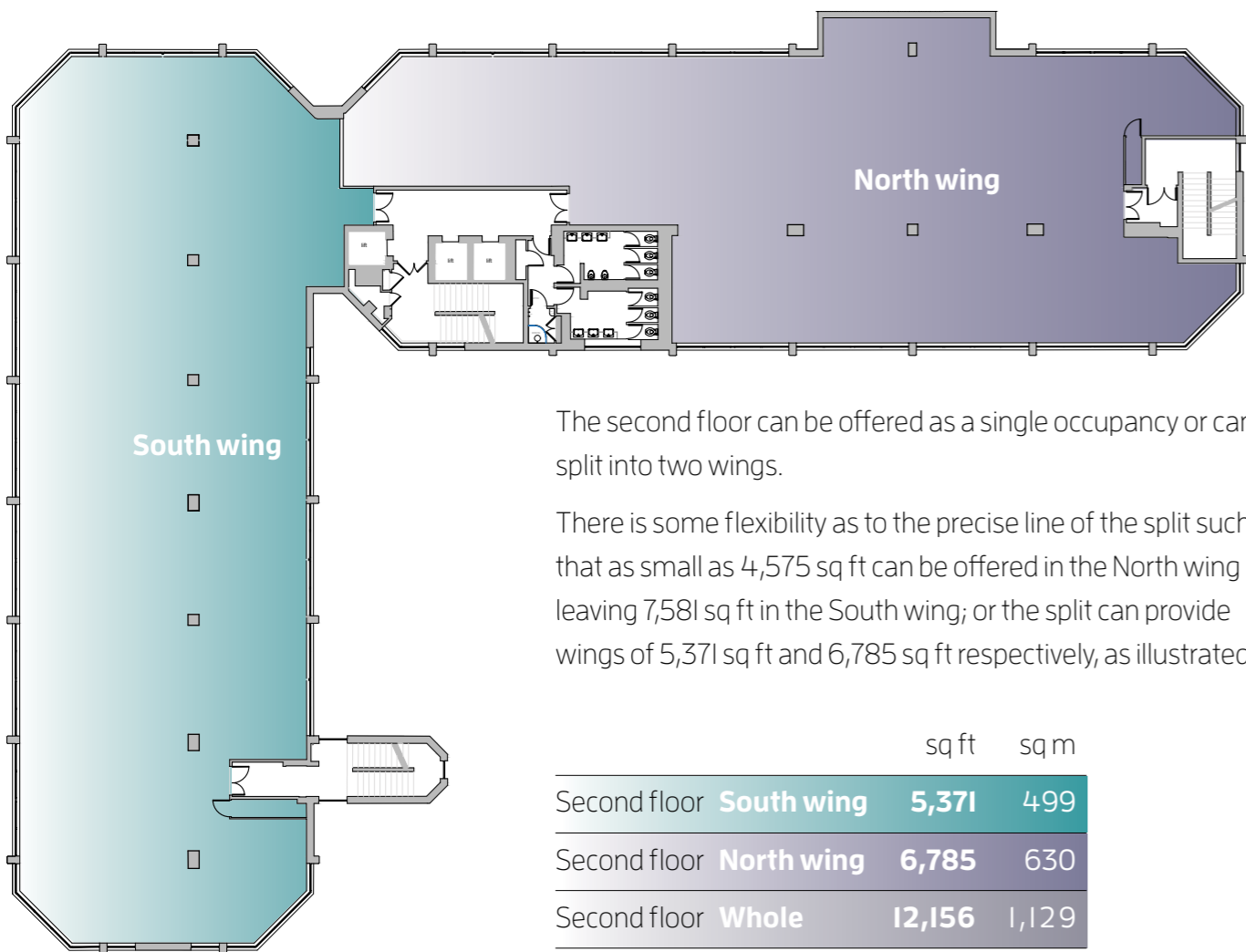
**Split floor available**



**Single tenancy potential Cat B layout**

Occupancy I: 7.6 sq m

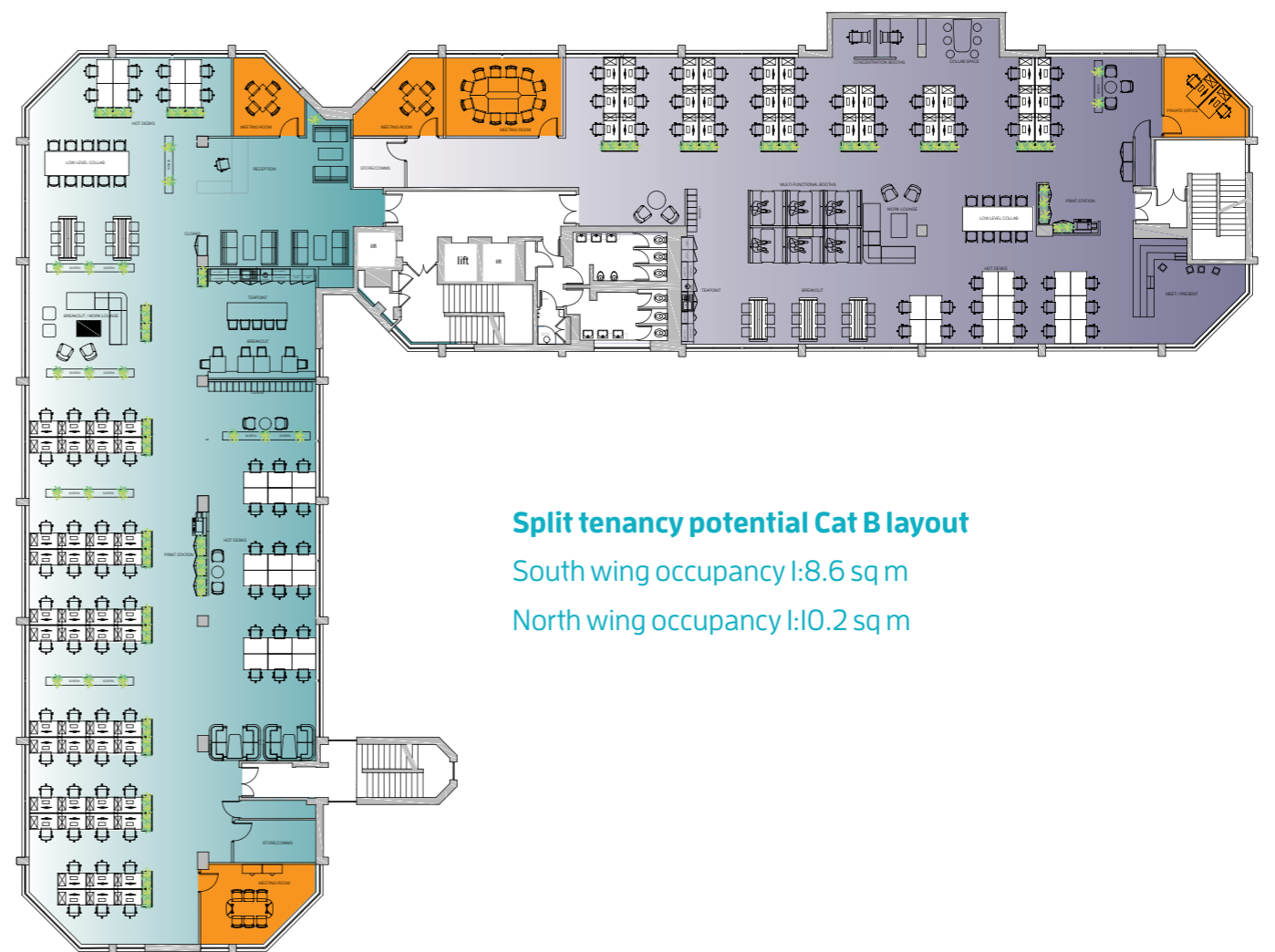
**Second floor potential split**



The second floor can be offered as a single occupancy or can be split into two wings.

There is some flexibility as to the precise line of the split such that as small as 4,575 sq ft can be offered in the North wing leaving 7,581 sq ft in the South wing; or the split can provide wings of 5,371 sq ft and 6,785 sq ft respectively, as illustrated.

		sq ft	sq m
Second floor	South wing	5,371	499
Second floor	North wing	6,785	630
Second floor	Whole	12,156	1,129



**Split tenancy potential Cat B layout**

South wing occupancy I: 8.6 sq m

North wing occupancy I: 10.2 sq m



**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

NEW  
VICTORIA  
THEATRE  
WOKING

VICTORIA  
SQUARE

CÔTE  
BRASSERIE

WOKING  
STATION

STARBUCKS

★ PRET ★

COSTA

STREET BURGER  
GORDON RAMSAY

THE  
PEACOCKS  
SHOPPING  
CENTRE

AMBASSADORS  
CINEMA

LUCIANO'S

MARKET  
WALK

JUBILEE  
SQUARE

ISLAND  
HOUSE

CAFFÈ  
NERO

5 MINS

LIVING  
PLANET  
WWF

ANYTIME  
FITNESS

P VICTORIA  
WAY CAR  
PARK

St.  
Andrew's  
House

The  
Lightbox

DOUBLETREE  
BY HILTON

**An exciting new Woking**

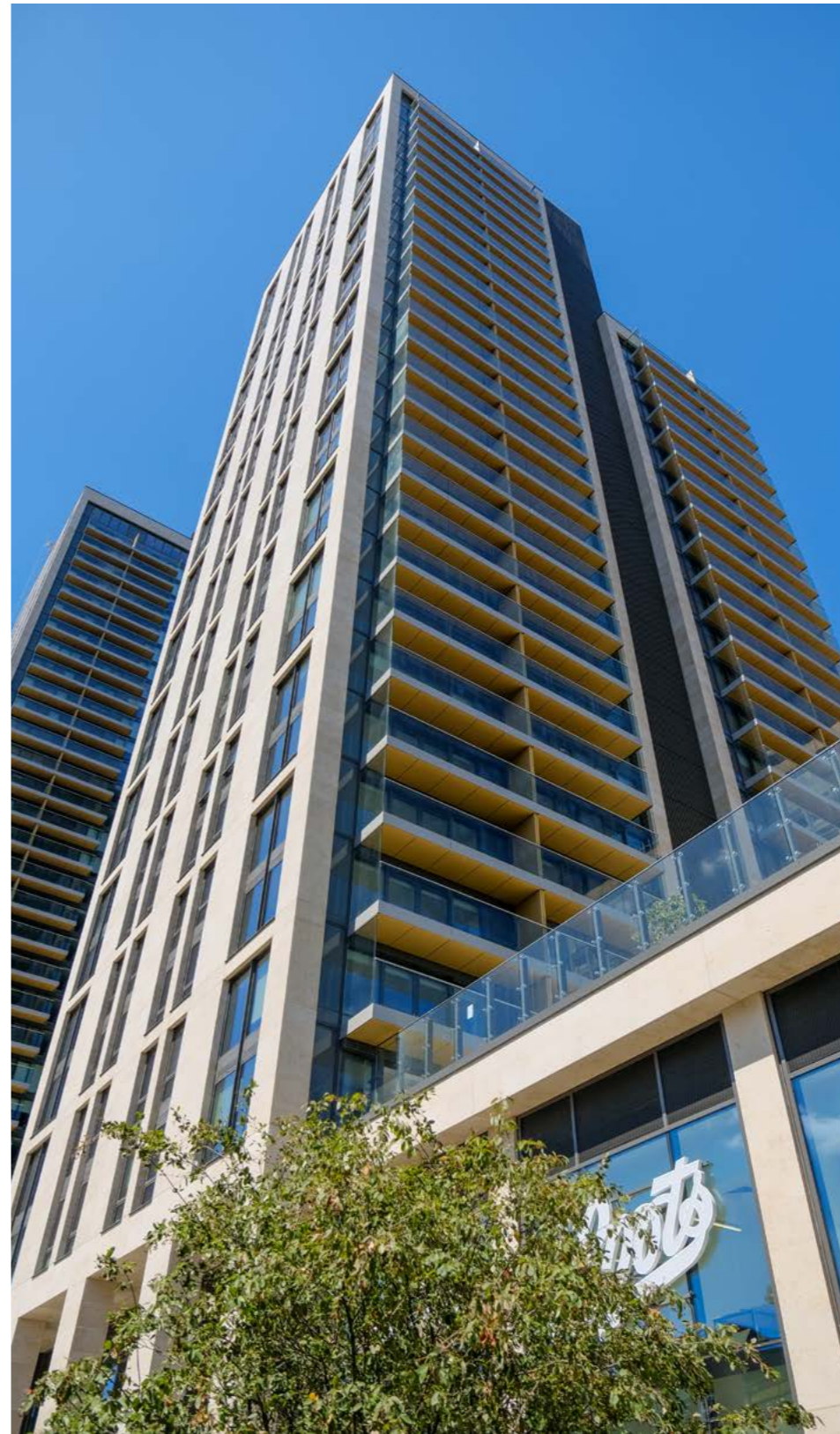
St. Andrew's House is situated in West Street, close to the regenerated Jubilee Square in Woking town centre, just a 5 minute walk from the station.

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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Isherwood  
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