

**FORGE**

#FORGEWOKING

# FORGE THE FUTURE.

Forge Woking is different.  
It challenges the convention  
of what an office is and should be...



**FOR THE  
LEADERS.**

A new look for Woking.  
Forge offers a striking  
building exterior –  
welcoming both  
occupiers and visitors.

# FOR THE PEOPLE.

## FORGE FOR YOU.

1

### BELIEVE YOUR EYES.

A BEAUTIFULLY TRANSFORMED, DESIGN-LED BUILDING.

2

### MOVE WITH EASE.

WATERLOO IN JUST 23 MINUTES. WOKING STATION IS JUST FIVE MINUTES AWAY.

3

### KEEP THE RIGHT PEOPLE.

A WORKSPACE WHERE PEOPLE WANT TO COME TO WORK AND STAY.

4

### THE COMPANY YOU KEEP.

WOKING IS HOME TO INNOVATIVE BUSINESSES – JOIN THEM.



CYCLING  
SCORE  
PLATINUM



BREEAM®  
EXCELLENT



### Forge has people at its heart.

A flexible internal space, with an atrium providing meeting and co-working space, café, fitness studio, bike ramp with bike store and showers/changing facilities – all in an awe inspiring, beautifully designed working environment with 71,906 sq ft of workspace.

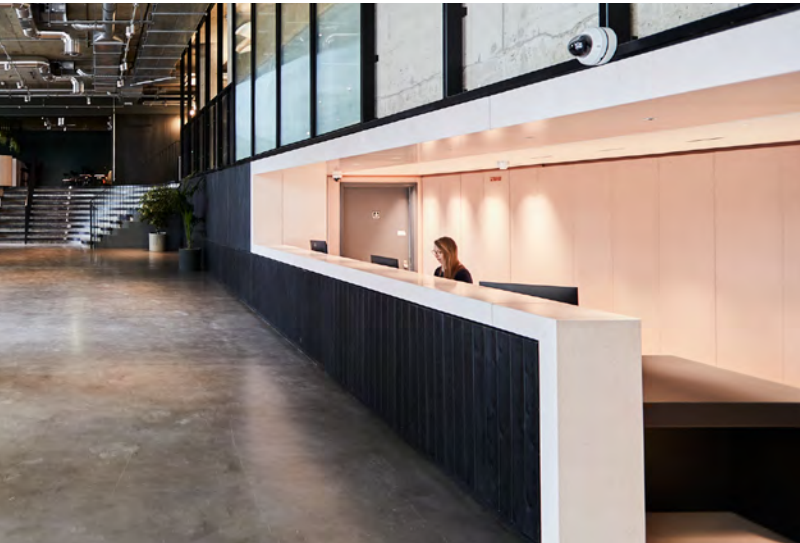


FOR THE  
ORIGINALS.



A sense of arrival  
whether entering  
on foot or bicycle.





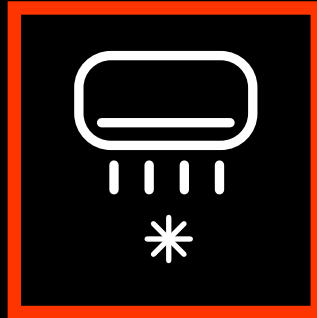
The use of materials, fabrics, colour and lighting creates defined zones within the ground floor reception area.



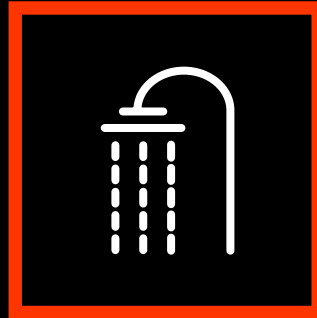




# FOR THE WORKERS.



NEW ENERGY EFFICIENT  
AIR CONDITIONING.



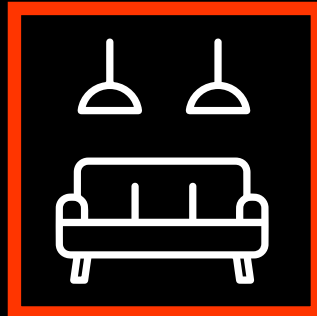
9 SHOWERS THROUGHOUT  
THE BUILDING.



ELECTRIC CAR CHARGING  
POINTS (WITH POTENTIAL  
TO EXTEND).



MINUTES BY RAIL  
TO LONDON WATERLOO.



SIGNIFICANT COMMUNAL,  
CO-WORKING, SOCIAL  
SPACES IN ATRIUM.



FORGE IS OFFICIALLY  
CYCLING FRIENDLY.



105 SECURE BASEMENT  
CAR PARKING SPACES –  
RATIO (1:685 SQ FT).



“INTELLIGENT BUILDING”  
FACILITIES ENABLED.



ACTIVE SCORE PLATINUM,  
ACHIEVING 92/100



CYCLE STORE – CYCLE RAMP  
FROM RECEPTION DOWN  
TO BASEMENT.



CHANGING FACILITIES  
INCLUDING DRYING ROOM  
AND LOCKERS.



OCCUPANCY  
DENSITY 1:8 SQ M.



TRAINS PER HOUR TO  
LONDON WATERLOO STATION.



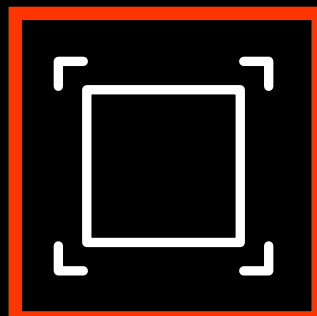
WIREDSCORE  
CERTIFIED PLATINUM.



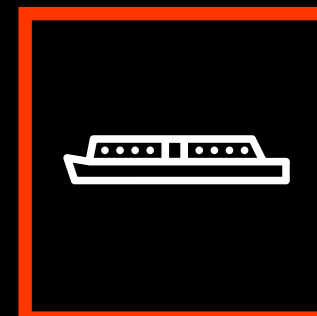
ULTRAFAST BROADBAND  
ALREADY CONNECTED.



ONSITE CAFÉ ON THE  
GROUND FLOOR.



MULTI-USE STUDIO SPACE  
AVAILABLE FOR TENANTS.



11+ MILES OF  
CANALSIDE TOWPATHS.



MILES OF CYCLE PATHS  
LOCALLY.

Forge and Woking  
offer something very  
different for businesses  
and their staff.



**FOR THE  
FREE THINKERS.**



The grid provides a unique environment to work, relax or present new ideas.





Thoughtfully designed to create a variety of collaborative or quiet spaces – it even boasts swings and sun loungers...



FOR THE  
FREE WHEELERS.

Cycling is not second best – a cycle ramp that actually lets you ride into the building and down into the bike store and shower area.

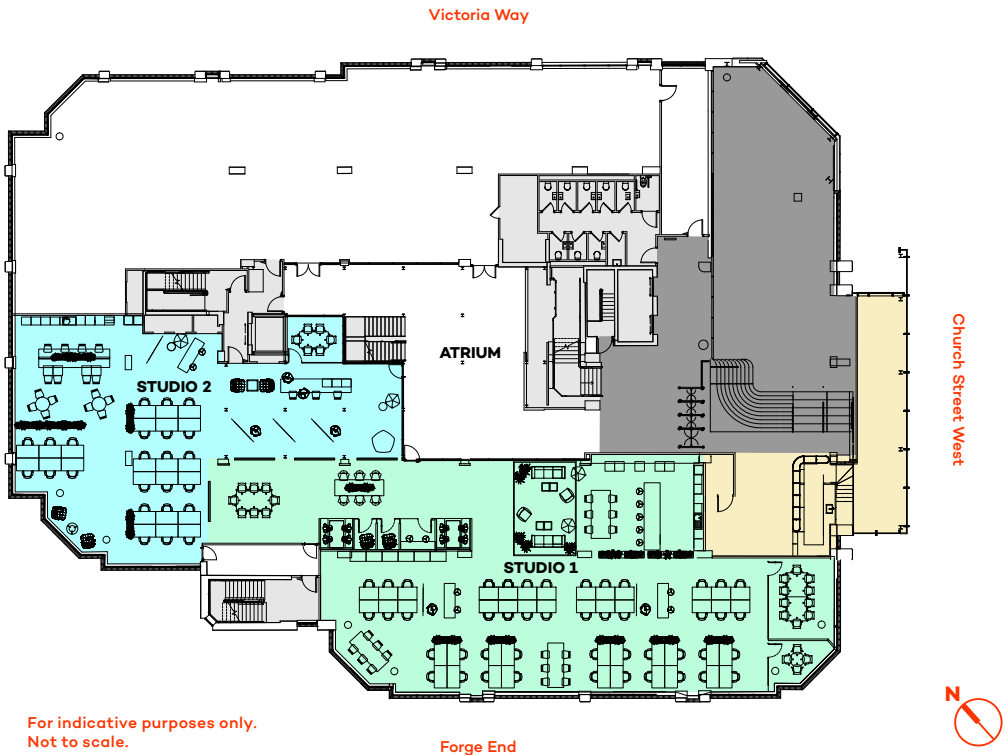
There is also a studio space at upper basement level – providing the perfect environment for some lunchtime yoga.





# FOR THE DESIGNERS – THE STUDIO’S.

The ground floor offers fully fitted and furnished office space available for immediate occupation.



## STUDIO 1

4,740 sq ft / 440 sq m

|                        |    |
|------------------------|----|
| Open plan desks        | 46 |
| 12 person meeting room | 1  |
| 8 person meeting room  | 1  |
| 4 person meeting room  | 1  |
| 4 person booth         | 2  |
| Hotdesk seats          | 24 |
| Collaboration areas    | 2  |
| Call room              | 3  |
| Kitchen/breakout       | 1  |

## STUDIO 2

2,600 sq ft / 242 sq m

|                              |    |
|------------------------------|----|
| Open plan desks              | 24 |
| 6 person meeting room        | 1  |
| Collaboration/breakout areas | 5  |
| Coffee bar                   | 1  |
| Kitchen/breakout             | 1  |





# THE STUDIOS.

Considered, contemporary design throughout make it Woking's coolest place to work.



Ground floor studio 2 – kitchen and breakout area



THE STUDIOS.





# THE STUDIOS.

Ground floor studio 2 – looking north east

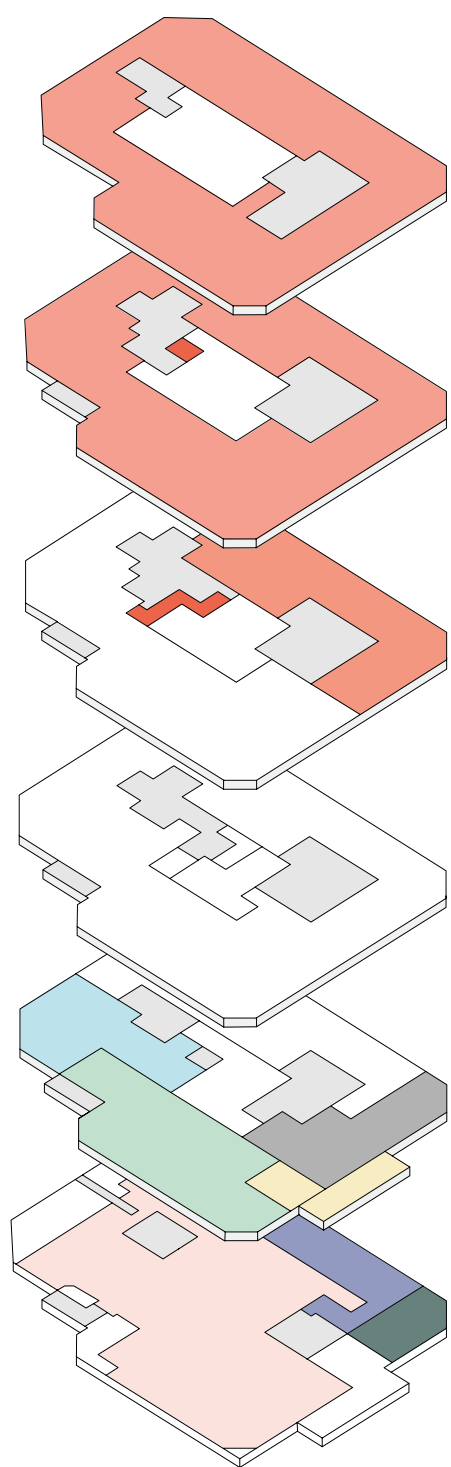




# THE SPACE / FLOOR PLANS.

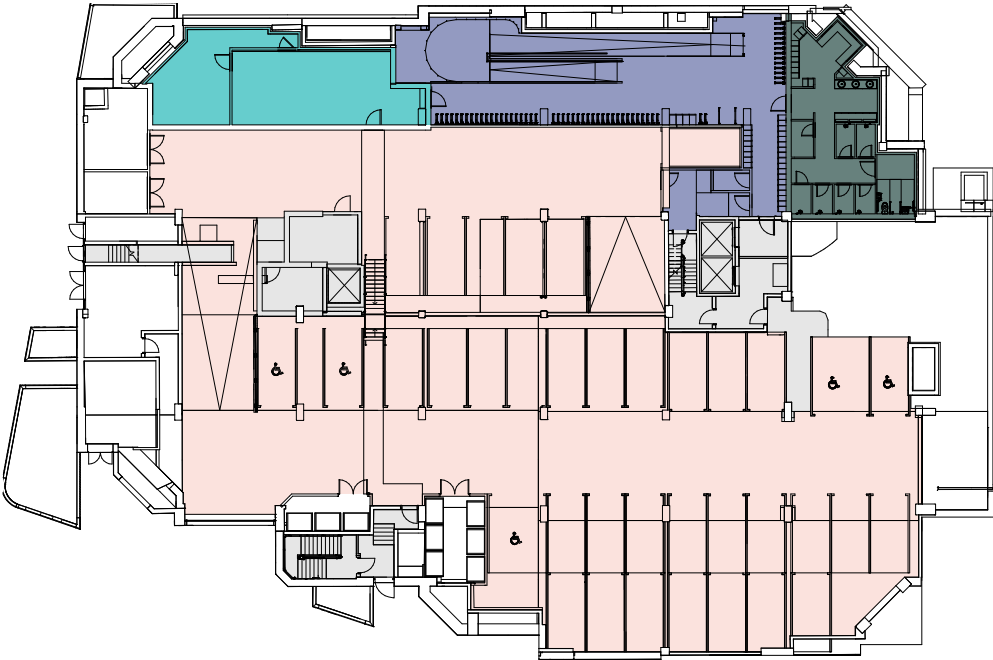
| FLOOR          | USE       | SQ M  | SQ FT  |
|----------------|-----------|-------|--------|
| 4TH            | Office    | 1,160 | 12,486 |
| 3RD            | Office    | 1,426 | 15,346 |
| 2ND            | Office    | 503   | 5,416  |
|                | Office    | LET   | Verint |
| 1ST            | Office    | LET   | BOC    |
| GROUND         | Office    | LET   | Aspris |
|                | Studio 1  | 440   | 4,740  |
|                | Studio 2  | 242   | 2,600  |
|                | Reception | 261   | 2,808  |
|                | Atrium    | 136   | 1,461  |
|                | Café      | 107   | 1,152  |
| UPPER BASEMENT | Studio    | 81    | 872    |
| TOTAL OFFICE   |           | 3,771 | 40,588 |
| TOTAL          |           | 4,356 | 46,881 |

All area measurements are IPMS 3.



## UPPER BASEMENT

**Studio**  
872 sq ft  
81 sq m



## GROUND FLOOR

**Office - LET to Aspris**  
5,069 sq ft  
471 sq m

**Studio 1**  
4,740 sq ft  
440 sq m

**Studio 2**  
2,600 sq ft  
242 sq m

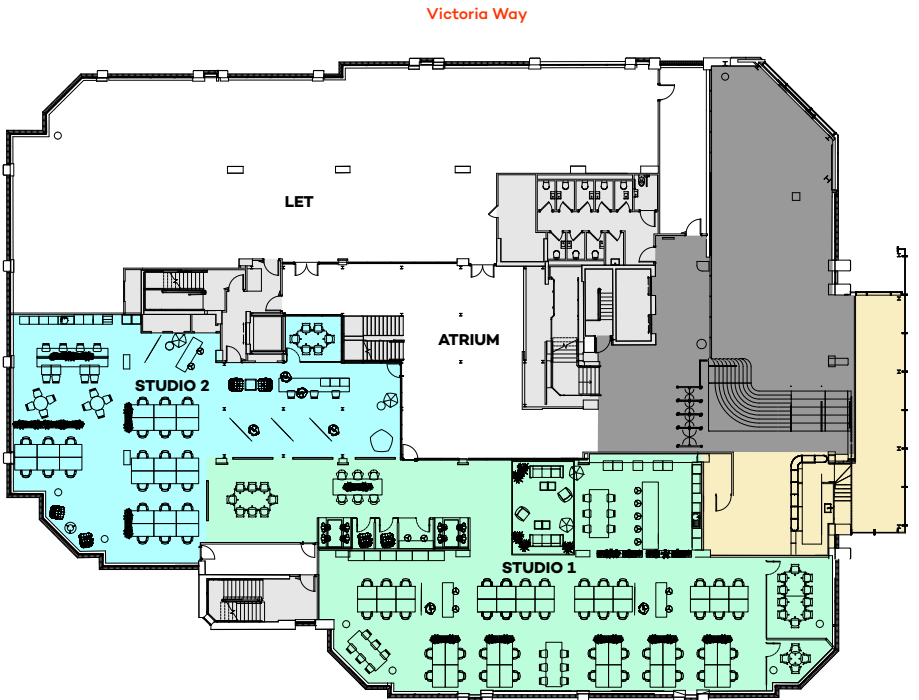
**Reception**  
2,808 sq ft  
261 sq m

**Atrium**  
1,461 sq ft  
136 sq m

**Café**  
1,152 sq ft  
107 sq m

For indicative purposes only.  
Not to scale.

All area measurements are IPMS 3.



Church Street West





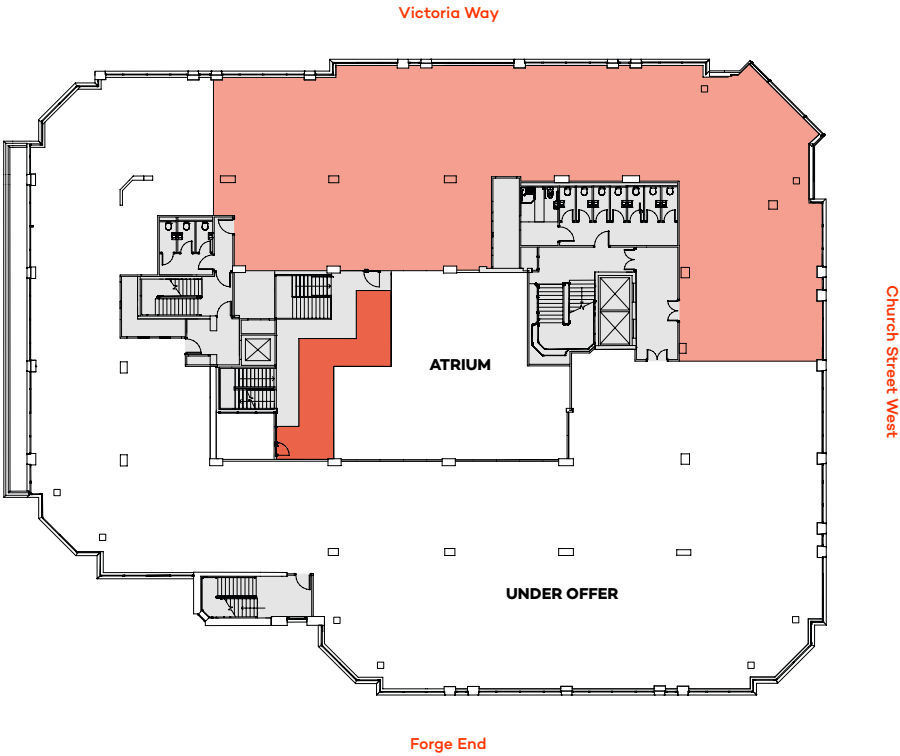
# FLOOR PLANS.

- Office
- Breakout Space
- Core

## 2ND FLOOR

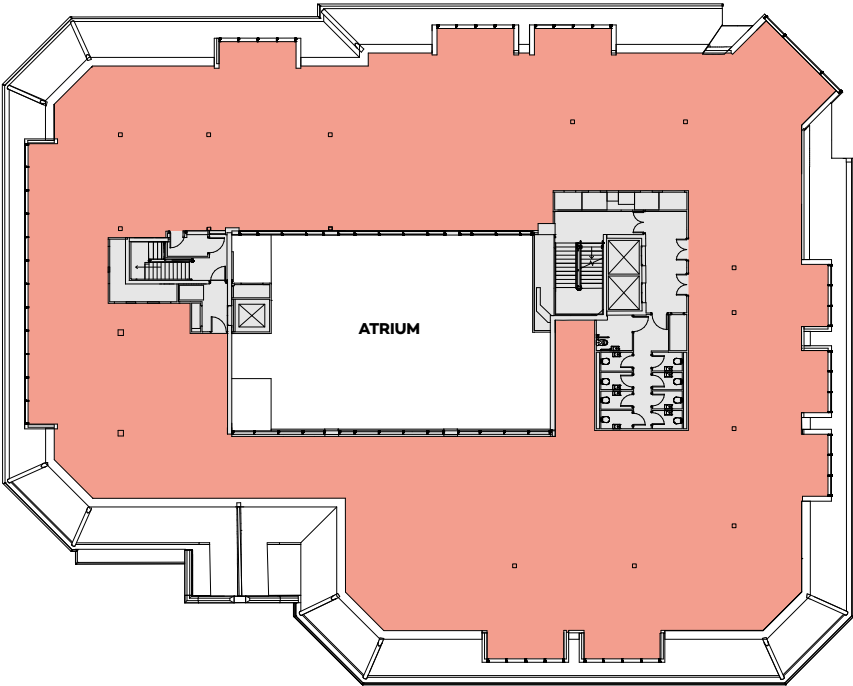
Office  
5,416 sq ft  
503 sq m

Office - U/O  
10,180 sq ft  
946 sq m



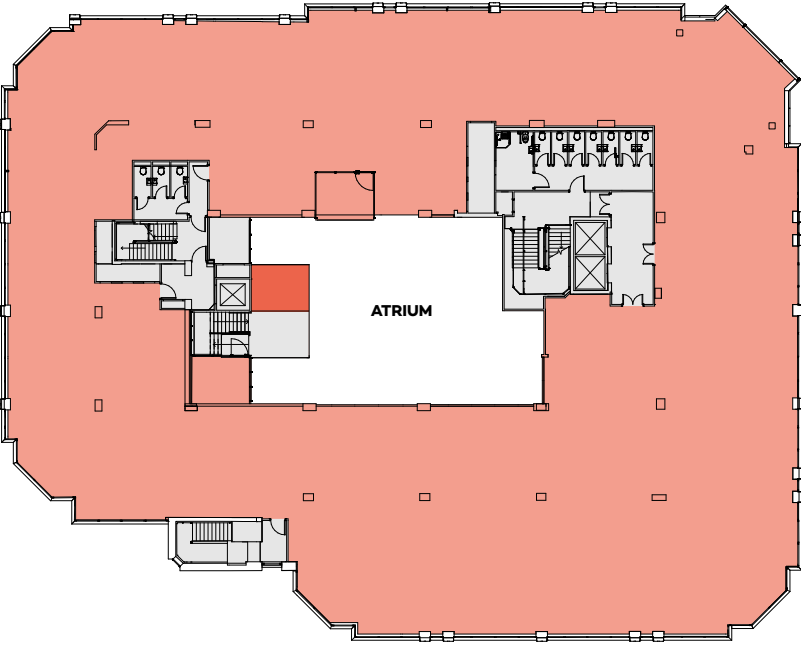
## 4TH FLOOR

Office  
12,486 sq ft  
1,160 sq m



## 3RD FLOOR

Office  
15,346 sq ft  
1,426 sq m



For indicative purposes only. Not to scale.  
All area measurements are IPMS 3.  
U/O – Under Offer







**FOR THE  
FLEXIBLE.**

Forge provides flexible  
space – so you can do  
business your way.

Second floor











# FOR THE LATTES, ESPRESSOS AND FLAT WHITES.

An independent café  
serving freshly roasted  
coffee – right here.  
The perfect way to start  
the day (or finish it).

CAFÉ PLAN  
1,152 sq ft  
107 sq m



NEW  
CAFÉ.



AIR  
CONDITIONING.



BESPOKE  
LIGHTING.



DISABLED  
ACCESS.



ORDER AND  
PAY VIA APP.



TERRAZZO  
SERVING  
COUNTER.



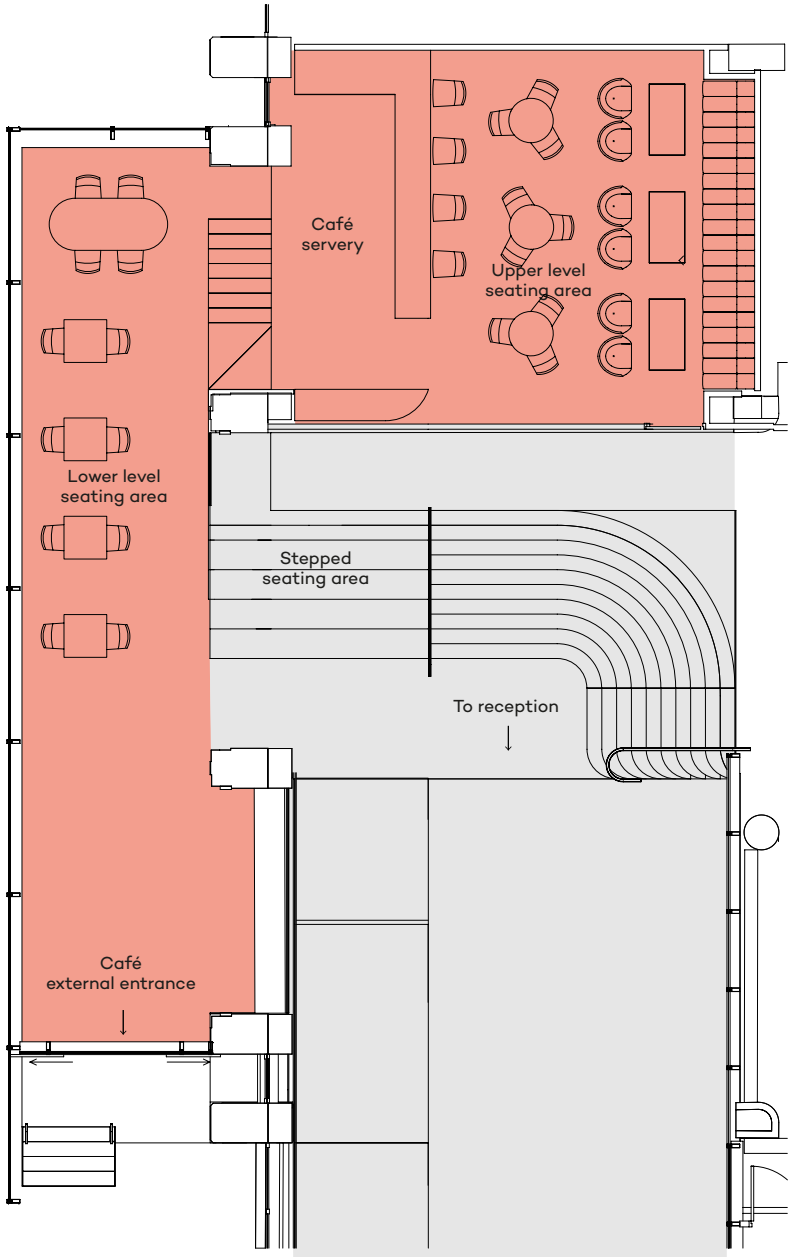
POLISHED  
CONCRETE  
FLOORING.



FLOOR TO  
CEILING  
GLAZING.



STEPPED  
SEATING  
AREA.



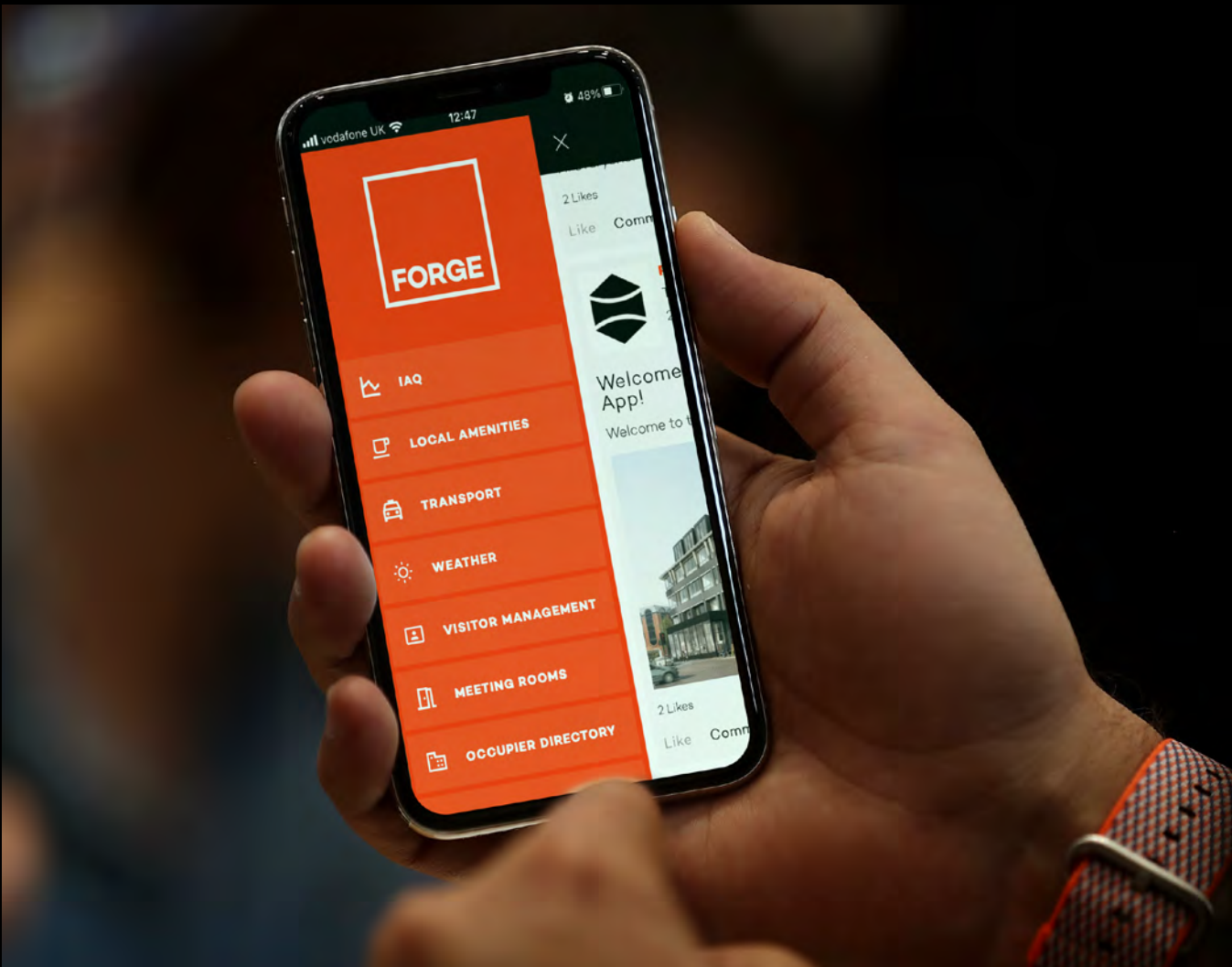
For indicative purposes only.  
Not to scale.



# FOR THE ONES IN CONTROL.

## Forge is smart.

In fact it's one of the smartest buildings around. Using the Smart Spaces app Forge puts occupiers first, using the latest IoT technology. It collects all available data within the building to provide 360° control, automation and real time operational feedback.



### Sustainability

Sustainability is encouraged by real-time system feedback/ demand prediction to deliver cost savings and an eco friendly workspace.

### Climate

Using predictive technology based on trends within data from the air conditioning system the app realises when you are arriving at the building – altering the climate to match your preferred settings.

### Lighting

The app communicates with the lighting system as you are on the way to work, automatically arranging the LUX intensity to your preferred setting based on what you have previously used.

### Access Control

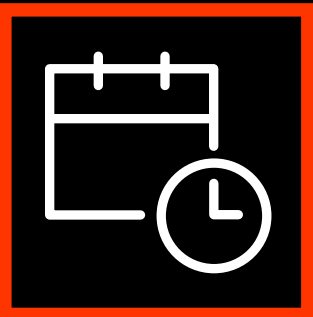
A key fob is a thing of the past at Forge. The app controls all access for you and your visitors. It even allows you to communicate with your visitors when they've arrived.

### Community/Concierge

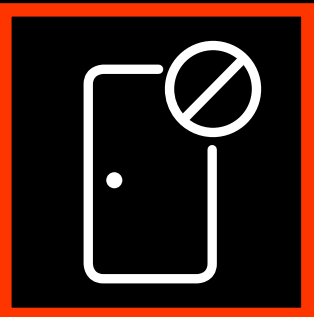
Keep up-to-date with community events for tenants – book out spaces within the building via the booking system – or use our concierge to make your restaurant reservations.



**COMMUNITY**  
EVENTS FOR TENANTS /  
DISCOUNTS FOR TENANTS.



**BOOKINGS**  
ABILITY TO BOOK SPACE –  
MEETING ROOMS / STUDIO.



**OCCUPANCY**  
SHOWS AVAILABILITY OF  
SHOWERS ETC.



**ACCESS CONTROL**  
THE KEY FOB IS A THING  
OF THE PAST.



**CONTROL**  
ABILITY TO CONTROL  
LIGHTING AND TEMPERATURE.



**CONCIERGE**  
ARRANGE RESTAURANT  
BOOKINGS ETC.



**ANALYTICS**  
SHOWS HOW THE BUILDING  
IS RUNNING AND HOW TO  
KEEP IT RUNNING AT ITS  
MOST EFFICIENT.



**VISITOR CONTROL**  
CONTROL ACCESS FOR  
VISITORS AND COMMUNICATE  
DIRECTLY WITH THEM  
ON ARRIVAL.



# FOR THE OUT & ABOUTERS.

With a growing population, Woking is also developing a retail and leisure offering to match. Coupled with excellent rail connections into London and its close proximity to major arterial roads – Woking offers businesses the perfect base.



# FOR THE MORNING, NOON & NIGHT.

- 1\_Woking Park.
- 2\_Market Walk.
- 3\_Côte Brasserie.
- 4\_WWF Living Planet Centre.
- 5\_HG Wells Statue.
- 6\_Café Rouge.
- 7\_Marciano Lounge.
- 8\_Las Iguanas.
- 9\_Saturn Trail.
- 10\_The Lightbox Gallery.
- 11\_Bacareto Italian Street Food.





# FOR THE ONES IN THE KNOW.

From international hotels to high street favourites, independent brasseries, established retail names and a flourishing cultural scene – Woking has something to offer for every occasion.

1\_Jubilee Square.  
2\_Hilton Hotel – Victoria Square (CGI).  
3\_Victoria Square (CGI).



# FOR THE CONNECTED.

Forge is in close proximity to Woking station providing excellent access to the rail network and travel times into London of just 23 minutes with 15 trains an hour running into the capital.

Heathrow, Gatwick and Southampton international airports are all within an hour's travel. Key arterial road routes, including the M25, M3 and A3 can all be reached within 15 minutes.

## ROAD DISTANCES

| Road             | Miles |
|------------------|-------|
| M25 Junction 11  | 5     |
| M3 Junction 3    | 7.5   |
| Heathrow Airport | 15    |
| Central London   | 25    |
| Gatwick Airport  | 35    |

## TRAIN TIMES (IN MINS)

|                           |                       |                        |
|---------------------------|-----------------------|------------------------|
| 07<br>GUILDFORD           | 09<br>FARNBOROUGH     | 19<br>CLAPHAM JUNCTION |
| 19<br>BASINGSTOKE         | 23<br>LONDON WATERLOO | 31<br>WIMBLEDON        |
| 41<br>SOUTHAMPTON AIRPORT | 55<br>GATWICK AIRPORT | 58<br>SALISBURY        |

Travel times source: National Rail

## AMENITIES

### Hotels

1. Double Tree by Hilton
2. Premier Inn
3. Travelodge
4. Hilton

### Bars and Restaurants

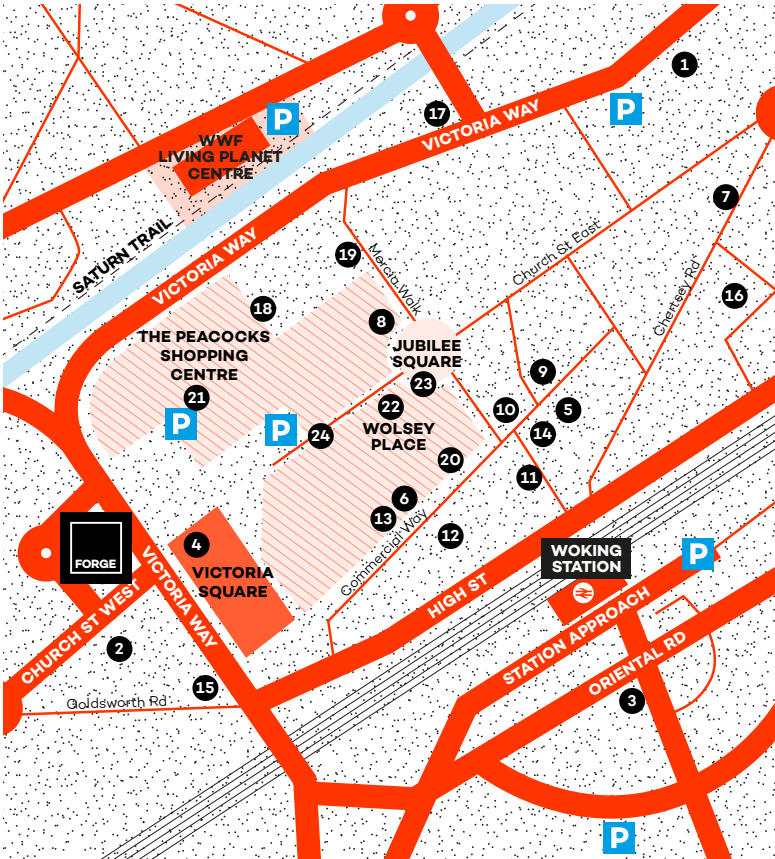
5. Bacaró
6. Bill's Restaurant
7. Bulgogi (Korean)
8. Café Rouge
9. Caffè Nero
10. Carluccio's
11. Cellar Magneval
12. Côte Brasserie
13. Las Iguanas
14. Marciano Lounge
15. Soya (Japanese)

### Leisure

16. Anytime Fitness
17. The Lightbox Gallery
18. New Victoria Theatre
19. Ambassadors Cinema

### Retail

20. Commercial Way
21. Peacocks Shopping Centre
22. Wolsey Place
23. Jubilee Square
24. Market Walk



# FOR THE FUTURE.

Victoria Square is part of an ambitious town centre development plan due to complete in 2022. It will deliver more than 75,000 square feet of new retail space, 390 residential apartments and two new public plazas. Hilton has also signed up to operate a 196-room hotel, including 12 suites, stylish Sky Bar and an onsite coffee shop.



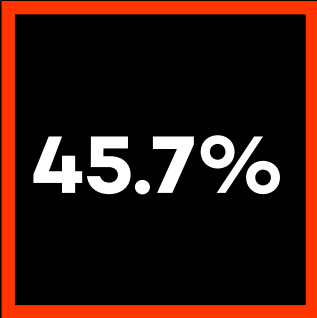


# FOR THE GAME CHANGERS.

Woking and the surrounding area is home to some truly inspiring, forward thinking individuals and companies. Thanks to Woking's growing reputation – it's the perfect place to grow your business – come and join them.



ONE OF THE LARGEST CONCENTRATIONS OF KNOWLEDGE SECTOR BUSINESSES IN THE UK.



OF POPULATION IS QUALIFIED TO NVQ LEVEL 4 AND ABOVE; 8.6% ABOVE THE BRITISH AVERAGE.



MORE AFFORDABLE TO RENT IN WOKING THAN NEIGHBOURING BOROUGHES. <sup>1</sup>



15% MORE AFFORDABLE TO BUY IN WOKING THAN NEIGHBOURING BOROUGHES. <sup>2</sup>



M25, M3 AND A3 CAN ALL BE REACHED WITHIN 15 MINUTES OF WOKING.



WORKING IN MANAGERIAL, PROFESSIONAL AND TECHNICAL OCCUPATIONS.



22 PARKS AND RECREATION SPACES.



GROWTH IN POPULATION IN LAST DECADE.



BUSINESSES ARE ALREADY BASED HERE.

## LOCAL OCCUPIERS

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

Facts and figures from wokingworks.com

1. Home.co.uk, March 2018. Based on 1-bed property.

2. UK House Price Index, January 2018. Based on flat / maisonette.



# FOR THE CURIOUS.

A Development By



Development Manager



**Terms**

Upon application.

**Viewings**

Please contact the  
joint sole letting agents:



**Jeremy Rodale**  
07766 780 590  
jeremy.rodale@cbre.com

**Jessica Bodie**  
jessica.bodie@cbre.com  
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**Paul Dowson**  
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07711 535 563

**Ryan Dean**  
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07970 379 054

MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. July 2022.

Designed by Cre8te – 020 3468 5760 – cre8te.london



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Woking GU21 6HT