

GUILDFORD ROAD
WOKING
SURREY
GU22 7NJ

ORION GATE

REVERSIONARY MULTI-LET
TOWN CENTRE OFFICE

INVESTMENT OPPORTUNITY

INVESTMENT SUMMARY

Opportunity to acquire a well-located, prominent town centre office in Woking, an affluent commuter town.

Ideally positioned just 320 meters from Woking Train Station, providing direct access to London Waterloo within approximately 24 minutes, and Portsmouth in 64 minutes

Comprises 51,046 sq ft of office space across 6 storeys

Specifications include open plan floorplates, suspended ceilings, modern LED lighting, glazed panelling providing excellent natural light, and a generous town centre parking ratio of 1:634 sq ft

EPC C (55)

Constructed in 2012 as part of the mixed-use New Central development

900-year long leasehold interest with ground rent fixed at £100 per annum

Multi-let to 3 tenants, with a WAULT of 2.45 years to break and 3.38 years to expiry

81% let with a contracted rental income of £1,123,104 per annum producing a low average passing rent of £27.49 per sq ft. Prime rents in Woking have achieved in excess of £40.50 psf for Cat A and £48.50 psf for Cat A+, demonstrating strong reversionary potential

Proposal

We are instructed to seek offers in excess of **£10,500,000 (Ten Million Five Hundred Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects an attractive **Net Initial Yield of 12.50%** and a **low capital value of £206 psf**, assuming purchasers costs of 6.70%.



LOCATION

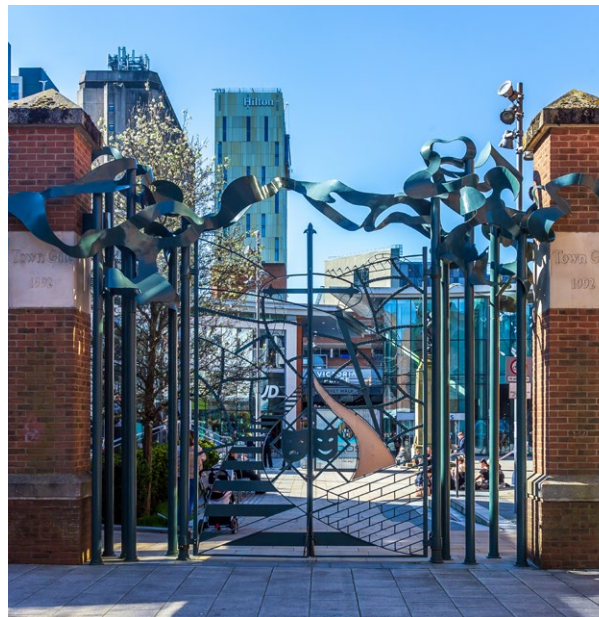
Woking is an affluent Surrey commuter town situated approximately 25 miles south west of Central London and 6 miles north of Guildford.

The town is well located with immediate access to the M25 motorway with excellent connectivity to Heathrow and Gatwick Airports, 24 and 40 minutes away respectively, together with access to Central London and the wider UK motorway network. By rail, Woking Station provides fast and frequent services to London Waterloo and the South Coast, placing the capital within a fast journey time of 24 minutes and Portsmouth within 64 minutes.

Orion Gate occupies a prime town centre location, positioned on Guildford Road, around 320 meters from Woking Station. It's central position provides occupiers with quick access to town centre amenities including cafes, restaurants, retail outlets and gyms. Victoria Place, Woking's principal retail destination, is also within a short 2-minute walk, offering a range of national and independent brands.

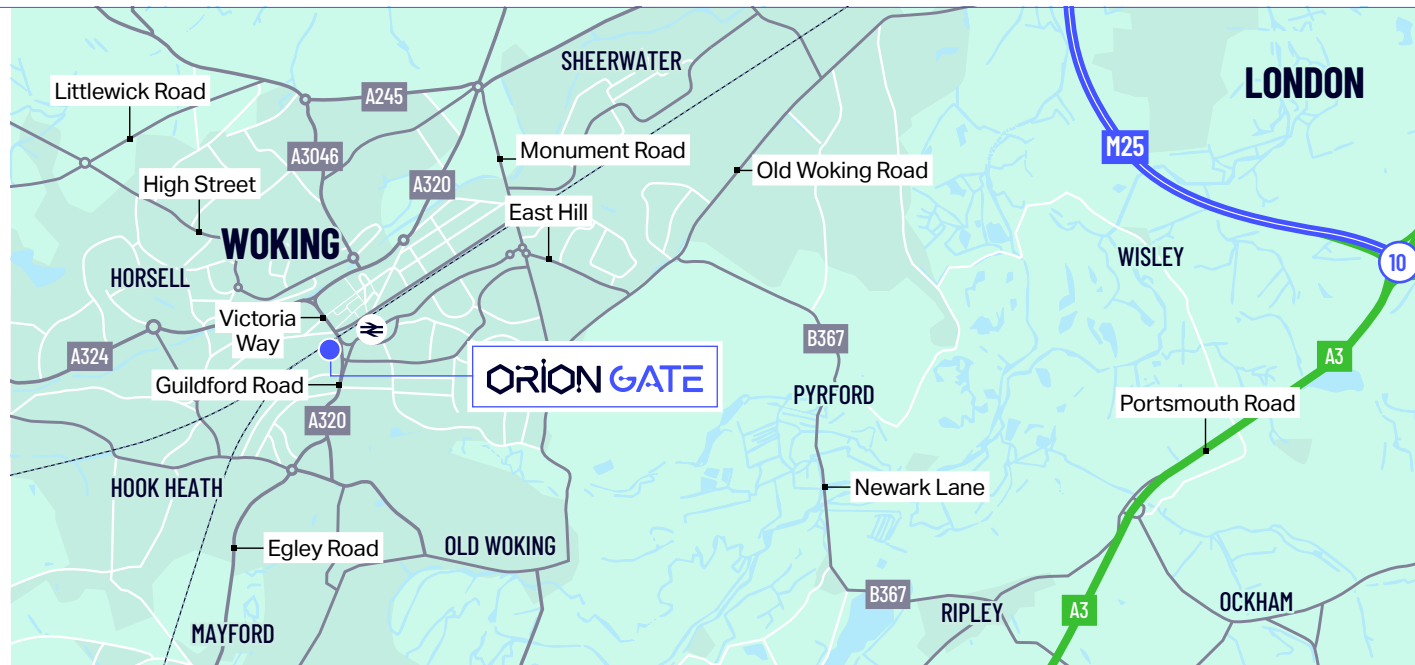
Woking is home to several major occupiers, capitalising on its strategic location to establish itself as a major commercial centre in Surrey and leading south east sub-market. These include Colgate-Palmolive, Kent, Asahi, Nomad Foods, UPS, Surrey County Council and Motion Technology. Their presence highlights Woking's appeal as a well-established office location benefitting from a highly skilled workforce and excellent transport links.

In addition, the town centre has undergone significant regeneration in recent years, featuring improvements to Woking's retail, leisure, hotel space and public realm, offering an enhanced working and lifestyle environment.



ORION GATE

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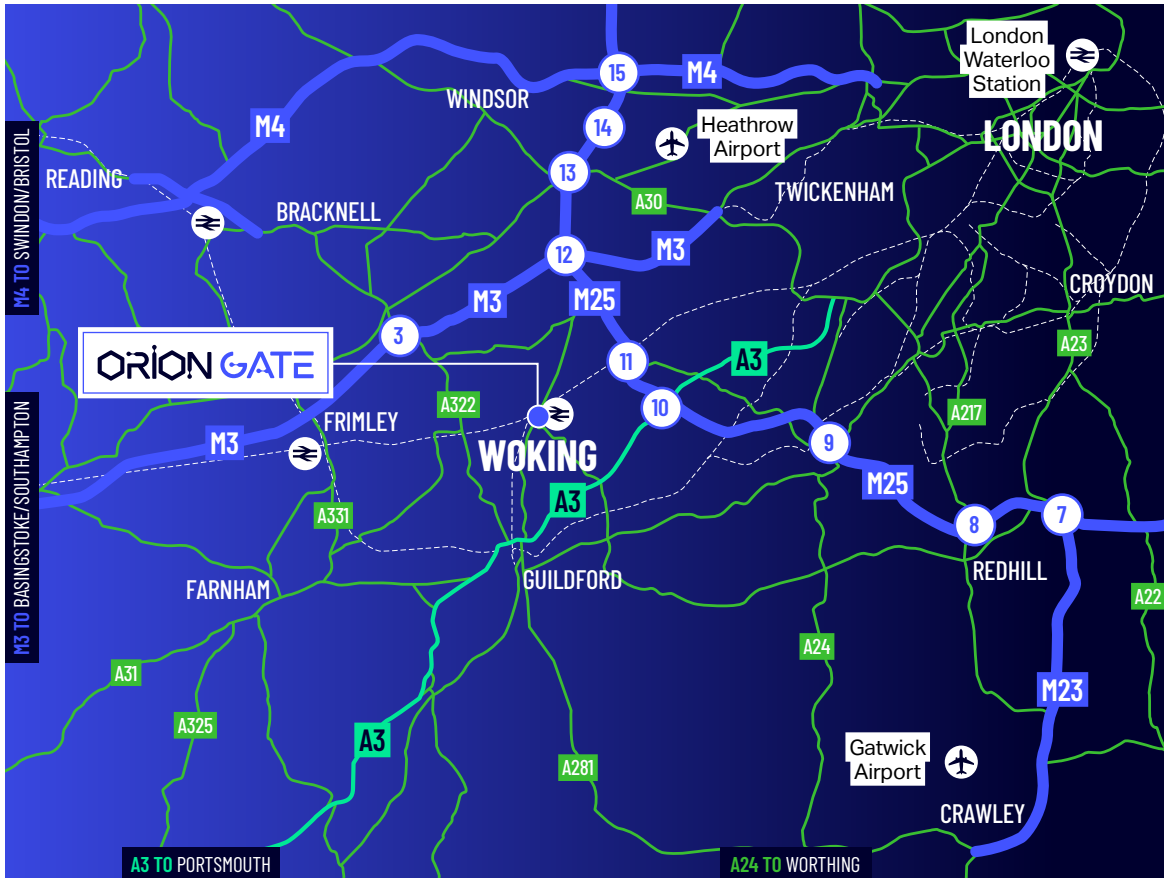
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WHAT3WORDS
ANGLE.DIME.REWARD

CONNECTIVITY

Orion Gate benefits from excellent transport links, making it a highly accessible for both local and regional commuters.



Road

Woking sits at the junction of key road links, ideal for car-borne commuters.

M25 (Junction 11)	11 mins
M3 (Junction 3)	15 mins
A3	13 mins
Guildford	14 mins
Basingstoke	35 mins



Air

Both airports provide extensive domestic and international flight options, making Woking a strategic choice for national and international businesses.

Gatwick Airport	40 mins
Heathrow Airport	24 mins



Rail

Woking Station is just a 5-minute walk from Orion Gate, providing fast and frequent direct services to:

London Waterloo	24 mins
Clapham Junction	19 mins
Southampton Central	48 mins
Portsmouth Harbour	64 mins
Exeter St Davids	3 hrs



SITUATION



14 mins to M3/J13

11 mins to M25/J11

24 mins to London

5 mins walk to Train Station

1 hour to Southampton/Portsmouth



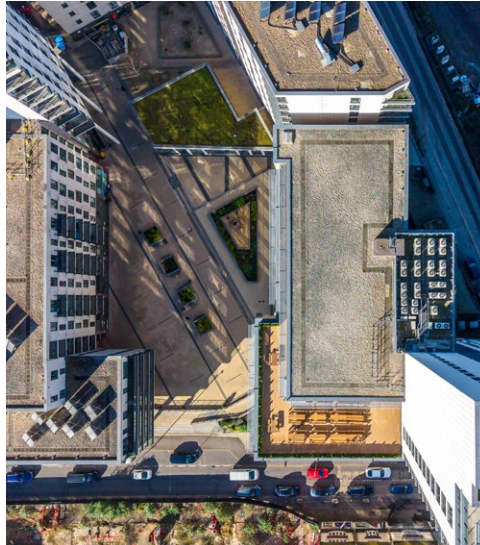
320 meters from Woking Train Station.
Direct access to London Waterloo within 24 mins & Portsmouth within 64 mins.

DESCRIPTION

Orion Gate is a Grade A office in Central Woking, comprising 50,117 sq ft NIA arranged over ground and 5 upper floors.

The property provides modern open-plan office accommodation with full access raised floors, suspended ceilings and modern lighting.

All floorplates benefit from exceptional floor to ceiling heights and excellent natural light throughout. The central core provides 2 passenger lifts with WC and shower facilities to each floor, together with escape and access stairs to the rear and side of the building through all floors. The top floor benefits from a large external terrace extending to 2,703 sq ft.



Specification



VRF AIR-CONDITIONING PROVIDING HEATING & COOLING



FLEXIBLE FLOOR PLATES CAPABLE OF SUBDIVISION



SUSPENDED CEILINGS WITH MODERN LED LIGHTING



2X 13-PERSON PASSENGER LIFTS



FULL ACCESS RAISED FLOORS



MODERN RECEPTION



EPC C-55



76 SECURE BASEMENT PARKING SPACES OFFERING A GENEROUS TOWN CENTRE PARKING RATIO OF 1:634 SQ FT

ACCOMMODATION

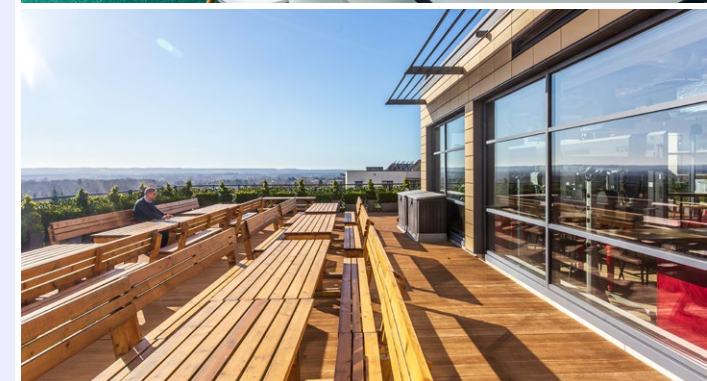


We have summarised the areas below.

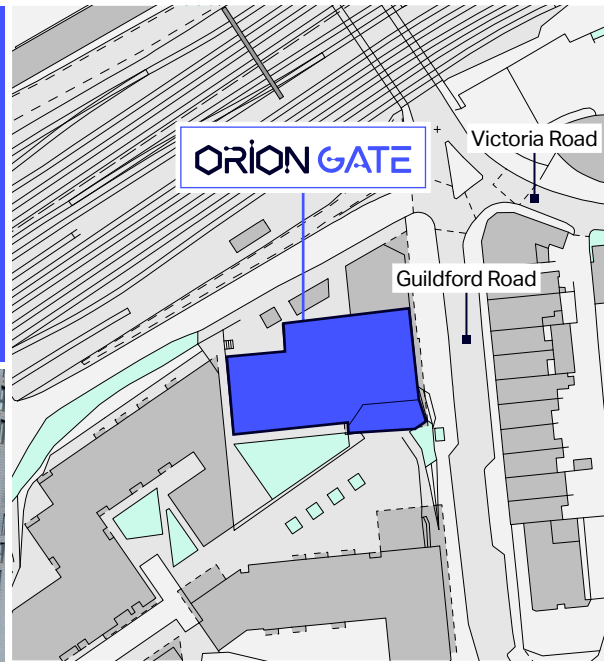
Floor	sq.ft	sq.m
Reception	841	78.10
Ground	6,461	600.20
First	9,354	869.00
Second	9,380	871.40
Third	9,375	871
Fourth	9,364	869.90
Fifth	6,271	582.60
Total (NIA)	51,046	4,742



SAMPLE FLOOR PLAN: LEVELS 01-04



THE SITE



Tenure

The Property is held on a Long Leasehold basis under title number SY844241.



Title Plan

The site area comprises 0.33 acres (1,348 sq m) and has a building height of c.26 metres.



Service Charge

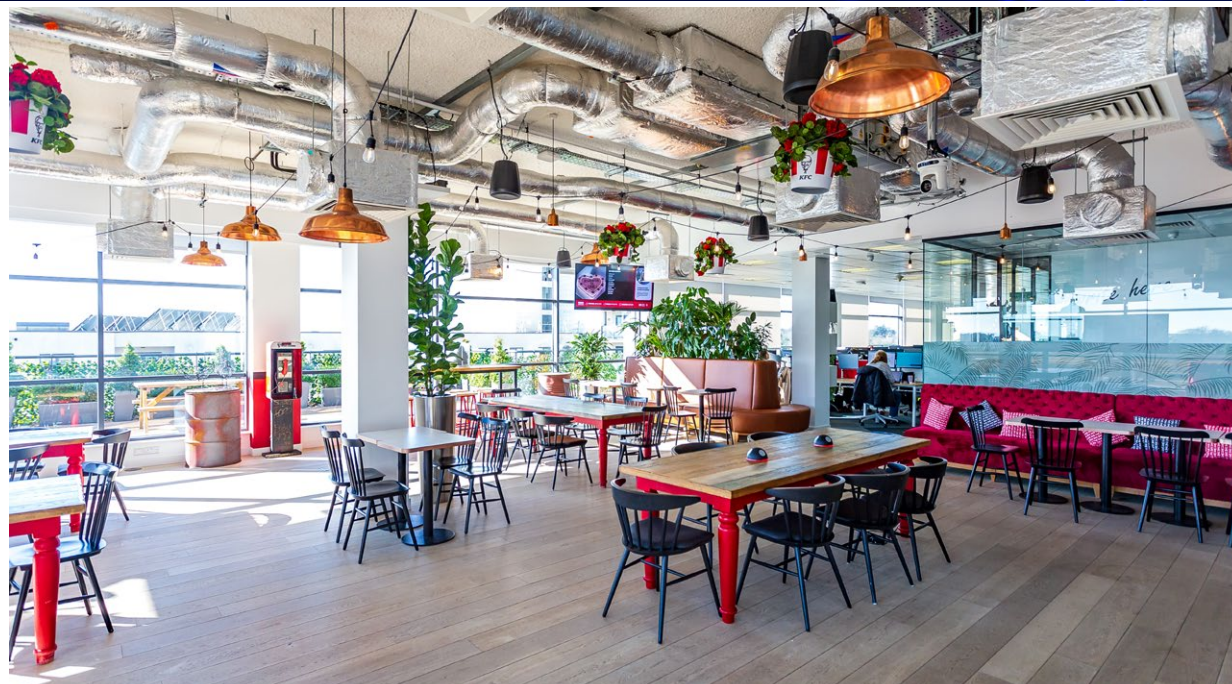
The Service Charge equates to £520,666.40 for the budget year ending 31/12/26. This reflects a service charge of £10.42 psf.

Tenancy Schedule

Unit	Tenant	Area sq. ft	Rent £pa	Rent £psf	Lease start	Lease expiry	Break date	Comments
First Floor	Vacant	9,354	£280,620	£30.00	-	-	-	18 month rent, rates and service charge guarantee.
Second Floor	InfoTrack Ltd	9,380	£282,900	£30.16	05-Jun-25	04-Jun-30	-	Half rent until 5th September 2026. Service charge cap of £12 psf adjusted upwards in line with RPI.
Part Third Floor	The AI Corporation Ltd	8,234	£213,460	£25.92	21-Dec-23	20-Dec-28	-	
Ground, Part Third, Fourth and Fifth	Kentucky Fried Chicken (Great Britain) Ltd	23,237	£626,744	£26.97	10-Dec-25	09-Dec-30	10-Dec-28	Half rent until 9th December 2027. Service charge cap of £242,120 increased in line with CPI.
TOTAL		51,046*	£1,403,724	-	-	-	-	

*The total NIA of the building including reception (841 sq ft)

TENANT COVENANT



Kentucky Fried Chicken (Great Britain) Ltd 00967403



Experian 99/100 (Very Low Risk) | 46% of total income

Kentucky Fried Chicken is an American multinational fast food restaurant chain, with over 1,000 restaurants in the UK&I, employing over 33,500 people. They have been headquartered in Woking since 1996.

Fiscal Year Ending	29/12/2024	24/12/2023	25/12/2022
Turnover	£280,227,000	£294,511,000	£284,274,000
Total Assets	£384,847,000	£228,783,000	£313,211,000
Total Liabilities	£103,147,000	£65,686,000	£59,686,000
Pre-Tax Profit	£97,969,000	£59,192,000	£89,927,000

Infotrack Group Ltd 08808712



Experian 100/100 (Very Low Risk) | 19% of total income

InfoTrack are the UK's only end-to-end digital conveyancing platform, established in the UK in 2015 with 25,000 users across England and Wales, also offering services in Australia, New Zealand and USA.

Fiscal Year Ending	30/06/2025	30/06/2024	30/06/2023
Turnover	£2,400,000	£2,400,000	£2,400,000
Total Assets	£4,632,386	£5,140,420	£5,684,588
Total Liabilities	£6,622,700	£1,465,798	£5,684,588
Pre-Tax Profit	£488,243	£3,505,308	£7,864,689

The AI Corporation Ltd 03504225



Experian 100/100 (Very Low Risk) | 16% of total income

The AI Corporation were founded in 1998, and provide fleet management and fraud prevention solutions, for over 3 million multi-channel retailers, more than 100 banks, and over 300 million payment cards worldwide.

Fiscal Year Ending	31/12/2024	31/12/2023	31/12/2022
Turnover	£10,416,225	£9,864,497	£7,187,026
Total Assets	£2,984,698	£4,174,438	£3,320,329
Total Liabilities	£1,908,366	£3,036,015	£3,278,295
Pre-Tax Profit	£1,203,285	(£2,142,961)	(£3,900,040)

OFFICE MARKET

Woking has firmly established itself as a leading south east sub-market, combining excellent connectivity and a highly skilled workforce to attract a number of major occupiers.



Take up in 2025 was 47,484 sq ft, 63% down from 2024 and 35% lower than the 5-year average. However, there is now just under 40,000 sq ft of Grade A supply, and with no space currently under construction, Woking is experiencing a significant demand/supply imbalance that is driving rental growth and increasing competition for best-in-class space.

Woking has also seen a significant loss of stock to alternative uses, which has subsequently reduced supply and driven further rental growth.

Prime rents in Woking have achieved in excess of £40.50 psf for Cat A and £47.00 psf for Cat A+, and quoting rents are now £48.50 psf at Goldsworth Place.

Woking is home to several major occupiers including Colgate-Palmolive, Kent, Asahi, Nomad Foods, UPS, Surrey County Council and Motion Technology. Their presence highlights Woking's strategic location as a major commercial centre in Surrey and leading south east sub-market.

Date	Property	Area sq.ft	Rent £psf	Term (breaks)	Tenant
Available	Goldsworth Place	3,638 – 38,380	48.50	-	-
2025 Q3	SPACE (1st – Suite 3)	4,610	40.50	4	Kent plc
2025 Q3	SPACE (1st – Suite 2)	4,405	47.00	4	Kent plc
2025 Q2	Forge (Pt Gnd)	4,647	45.50	5(3)	Crayola
2024 Q3	SPACE (3rd Floor)	12,607	37.46	10	Kone plc
2023 Q4	Goldsworth Place	25,361	36.50	10(5)	Colgate
2023 Q4	Space (4th Floor)	12,608	37.50	10(6)	Alliance Healthcare

INVESTMENT MARKET

The 2025 South East office investment market was characterised by improving sentiment toward offices, with values stabilising and increased appetite for assets requiring limited capex.

Across Surrey, Hampshire and Berkshire in 2025, total investment volume was £621m, an increase of 12% from the previous year, and are expected to increase again in 2026 as sentiment continues to improve.

There is increased competition from opportunistic investors for well let core-plus assets, driven by core-plus office pricing offering greater returns when compared to other asset classes, and together with the wide spread in yields between prime and core-plus assets compared to historic levels, pricing looks increasingly attractive to investors.

Occupational demand is increasingly targeted in towns with good connectivity and extensive amenity, in buildings which provide high quality environments paired with strong environmental credentials, all of which are important for increasing office attendance and attracting staff.

Woking offers excellent transport links and a high-quality public realm, which has led to extremely limited Grade A supply. Prime rents in Woking have grown 19% since the start of 2025, and this growth is expected to continue over the coming years, driven largely by restricted Grade A supply and lack of new development.

The supply-demand imbalance in Woking is exacerbated by office supply lost through conversion to alternative uses, which together with the limited development pipeline, will continue to fuel rental and capital value growth in the coming years.

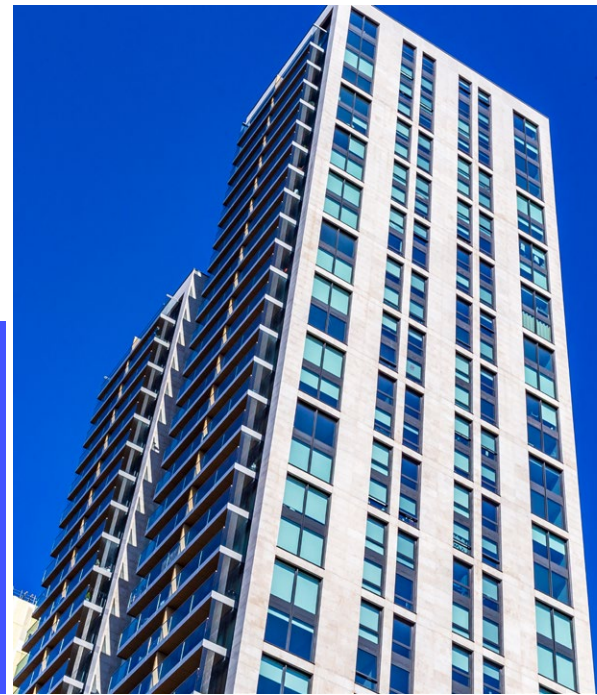
With an increase in liquidity of office investments, we expect to see yield compression in the short to medium term for well located town centre regional offices.



Property	Date	Price £m	Net initial yield %	Capital value £	WAULT (term certain)	Purchaser
Woking One, Woking	Mar-26	£12.5m	12.48%	£207	5.2	Seneca Property
McLaren Technology Centre, Woking	Dec-25	£250m	7.40%	£298	15	McLaren Group
Brook House, Woking	Dec-25	£8m	14.50%	£226	2.8	August Capital Partners
Strata, Staines	Jul-25	£20.15m	12.77%	£231	4.5	DS Properties
The Yard, Maidenhead	Jun-25	£6.15m	9.33%	£337	4.2	Private
Forge, Woking	Dec-24	£26.34m	9.40%	£339	2.9	Sun Capital Partners
Tempus Court, Guildford	Dec-24	£5.685m	12.90%	£229	2.4	Seneca Property
One Bell Street, Maidenhead	Dec-24	£9.25m	8.97%	£466	4.0	KFIM

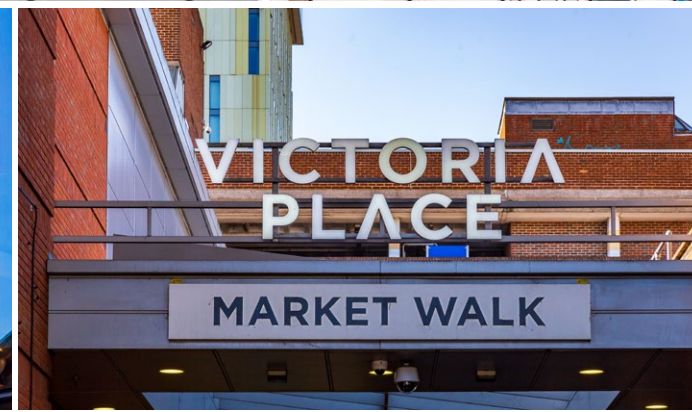
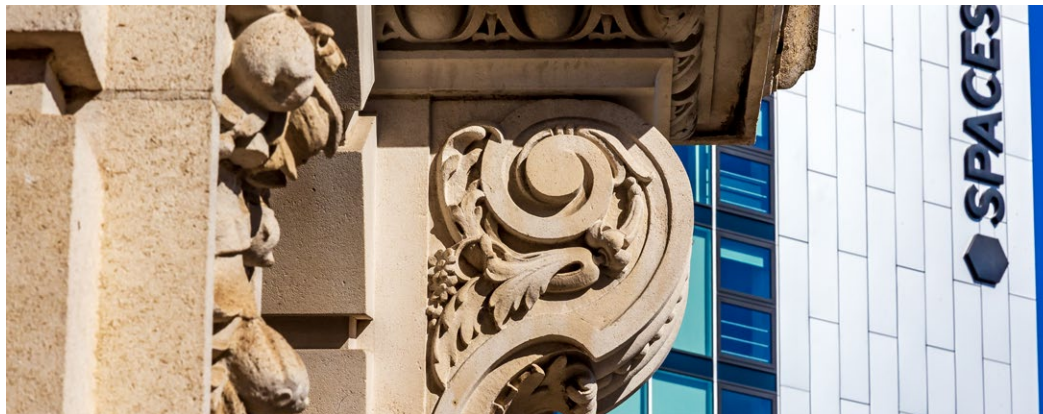
WOKING TOWN CENTRE REGENERATION

Woking has undergone significant transformation, with a major regeneration having been carried out in the town centre to enhance its role as a destination to live, work, shop and socialise.



At the heart of this regeneration is Victoria Way – a new mixed-use retail, residential and hospitality development, all alongside improved public spaces and pedestrian routes.

The town's hospitality offering was further bolstered by the opening of the new Hilton Woking, supporting corporate visitors, events and the local businesses community. Additional cultural and community assets include The Lightbox Gallery and the New Victoria Theatre, all contributing to Woking's cultural profile.



FURTHER INFORMATION

Planning

Located within the Woking Borough Council Planning Authority. It is not listed, and is outside Article 4 and also outside a conservation area.

EPC

C (55).

VAT

The property is elected for VAT as such it is anticipated that the transaction will be treated as a transfer of a going concern (TOGC).

AML

Satisfactory anti-money laundering and compliance information will be required of the purchaser.

Viewings

Viewings should be arranged strictly via appointment through sold agents Curchod & Co. No parties are to attend the site without appointment.

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Contact

Piers Leigh
Partner

+44 (0) 796 772 6301
pleigh@curchodandco.com

Alex Blown
Associate

+44 (0) 757 068 2196
ablown@curchodandco.com

John Shaw
Graduate Surveyor

+44 (0) 780 889 6311
jshaw@curchodandco.com



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