

Flexible offices to let  
6,256 sq ft – 62,560 sq ft  
Woking GU21 6QX



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# A town centre working environment offering flexibility and value

Export House is located in the heart of Woking Town Centre, above Victoria Place. The main reception and entrance is off Henry Plaza.

It is surrounded by vibrant public spaces, retail and leisure amenities and new residential apartments.

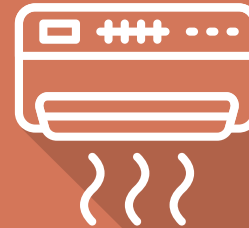
There are 10 available floors, each providing 6,256 sq ft. Each floor is capable of being divided into smaller suites.

Floors 13–15 have been comprehensively refurbished to include a raised floor.

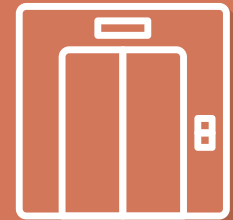
The 5th floor is redecorated and partially fitted with 5 individual offices, meeting room, kitchen area and server area.



flexible leases



new air source heat pumps



4 x 12 person lifts



15 car spaces  
per floor with access to  
electric car charging



manned  
reception

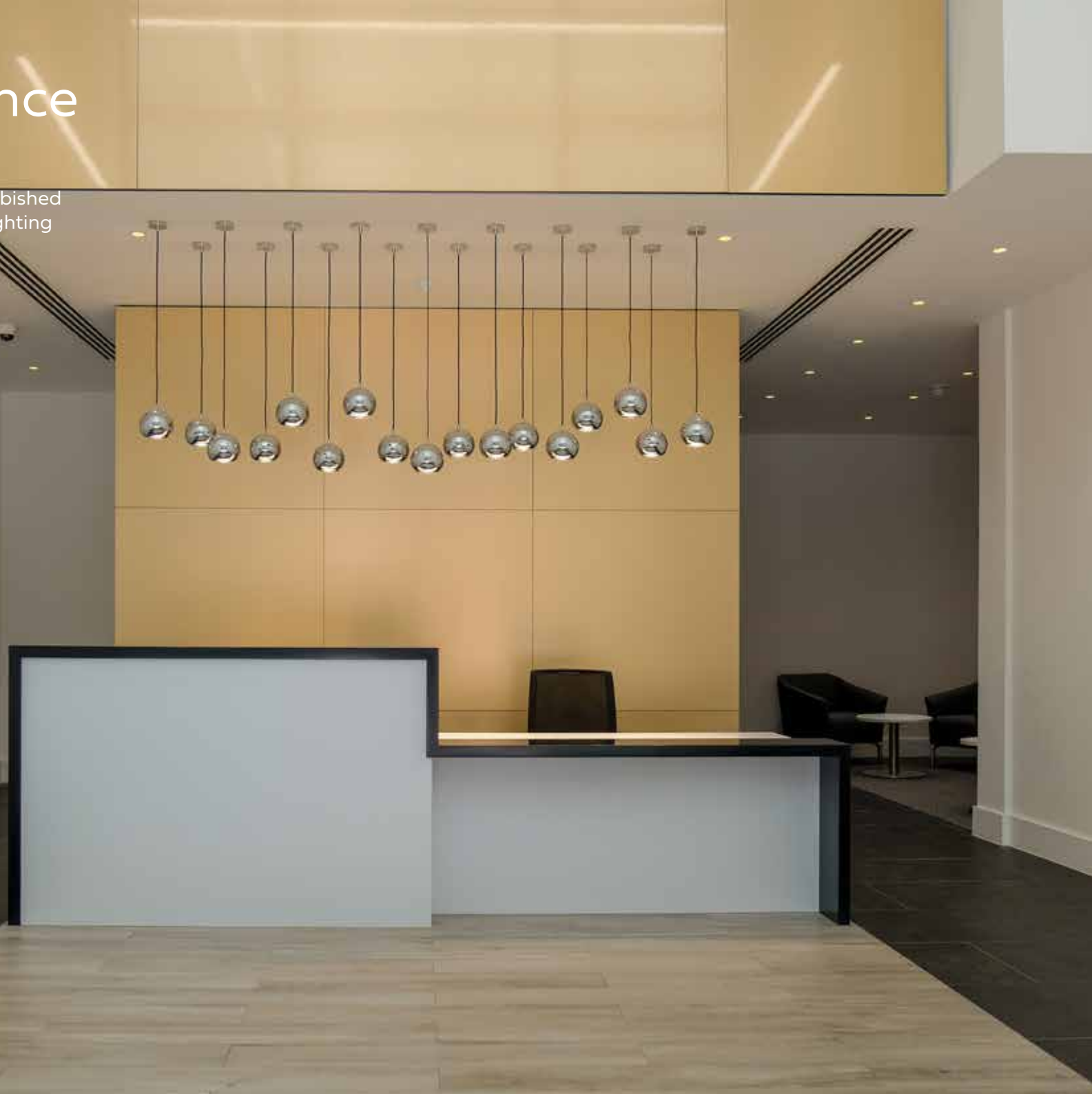


flexible floor plates to  
provide smaller suites

# Make an entrance

Visitors and staff are welcomed by a light and airy hotel-style entrance refurbished with luxurious modern finishes, feature lighting and elegant furniture.

The property is accessed off Henry Plaza, opposite the new M&S and Hilton Hotel.



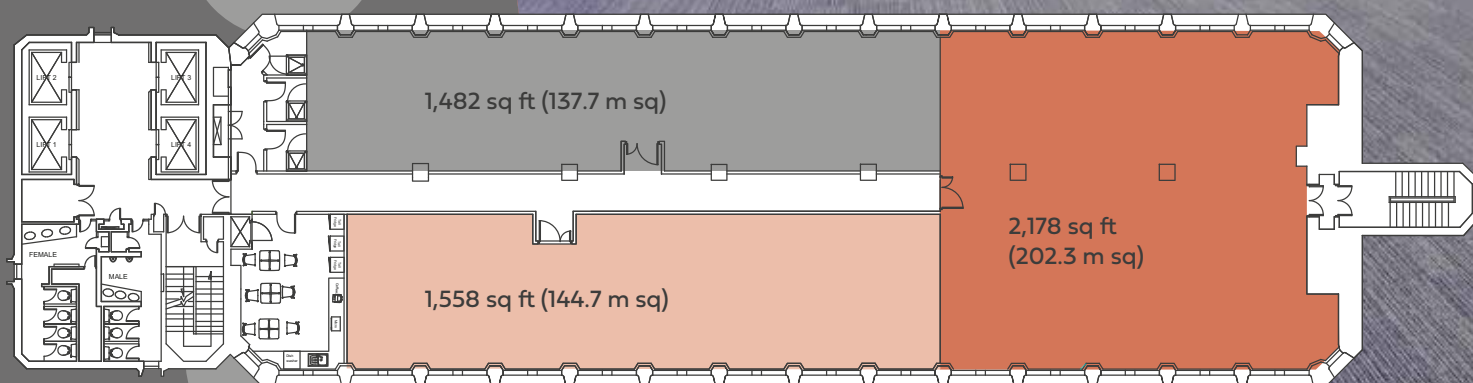
# Flexible floor areas

Floors capable of being divided into smaller suites from 1,500 sq ft.

|              | sq ft         | sq m         |
|--------------|---------------|--------------|
| 3rd Floor    | 6,256         | 581          |
| 6th floor    | 6,256         | 581          |
| 7th floor    | 6,256         | 581          |
| 8th floor    | 6,256         | 581          |
| 9th floor    | 6,256         | 581          |
| 10th floor   | 6,256         | 581          |
| 11th floor   | 6,256         | 581          |
| 13th Floor*  | 6,256         | 581          |
| 14th Floor*  | 6,256         | 581          |
| 15th Floor*  | 6,256         | 581          |
| <b>Total</b> | <b>62,560</b> | <b>5,812</b> |

\* refurbished

13th floor indicative division



# A vibrant, forward-thinking town

A town centre transformation is being powered by an extensive investment program, led by Woking Borough Council, providing improved public spaces, retail, hotel and restaurant amenities.

The Victoria Square development offers 14,500 sq m of new retail space, residential apartments, 380 parking spaces and two public plazas.

Located seconds away from Export House is the landmark Hilton Woking featuring 196 guest rooms, including 12 suites, a ballroom and 7,000 sq ft of meeting room space.



# Be at the green heart of new Woking

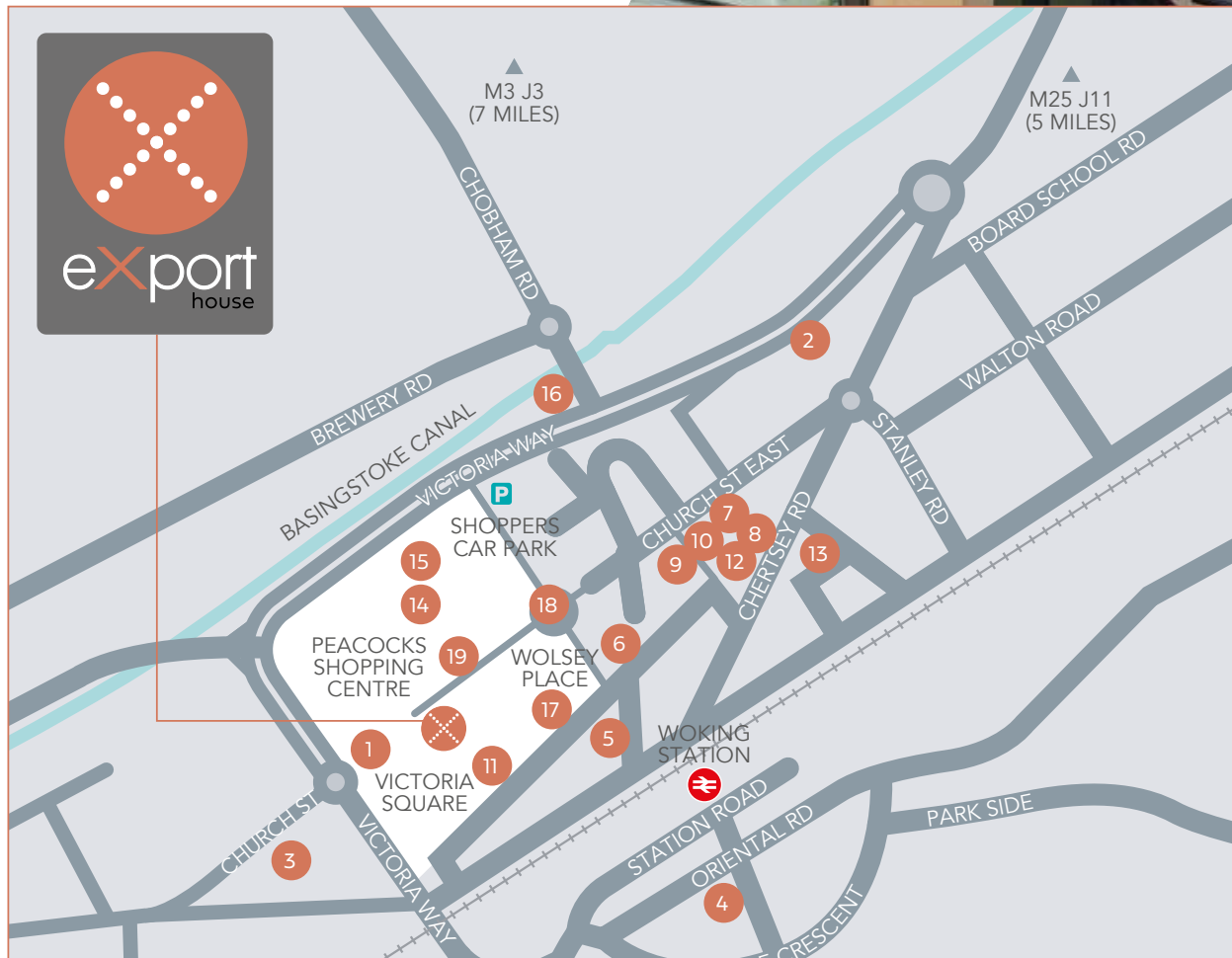
The town centre is being transformed by a comprehensive residential-led, mixed-use development including a green, pedestrian-friendly zone.

Improvements feature 45 new trees, 550 sq m of planting, and approximately 320 sq m of vertical greening to bring enhanced advantages, including biodiversity, air quality, urban cooling and wellbeing.



# A wealth of amenities

Export House is located in the heart of Woking Town Centre, above Victoria Place, ideally placed to take advantage of the wealth of town centre amenities.



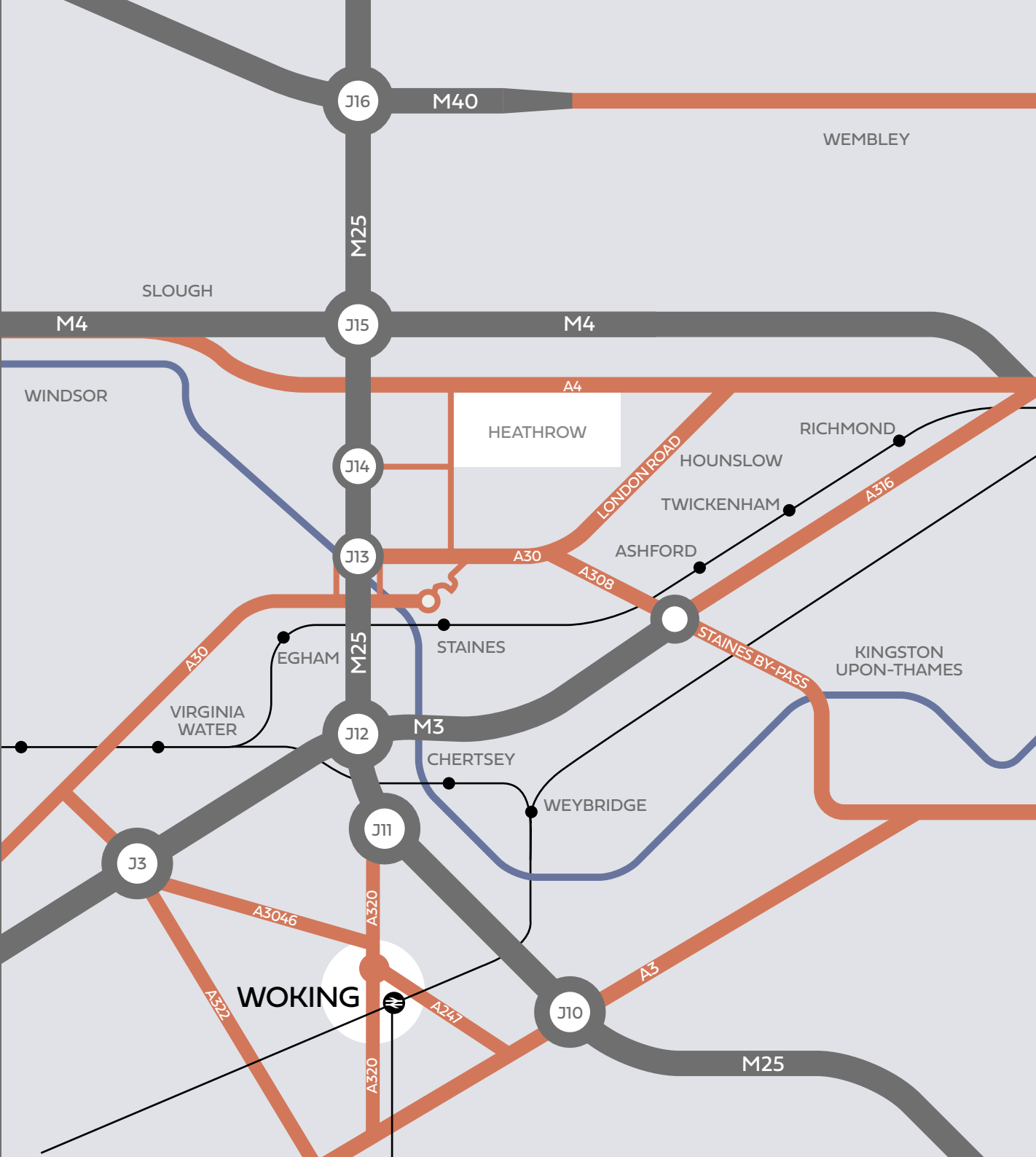
- |                                   |                         |
|-----------------------------------|-------------------------|
| 1 Hilton                          | 11 Soya (Japanese)      |
| 2 Double Tree by Hilton           | 12 Marciano Lounge      |
| 3 Premier Inn                     | 13 Anytime Fitness      |
| 4 Travelodge                      | 14 Nova Cinema          |
| 5 Cellar Magneval                 | 15 New Victoria Theatre |
| 6 Luciano's by Marco Pierre White | 16 The Lightbox Gallery |
| 7 Caffé Nero                      | 17 Commercial Way       |
| 8 Bacaró                          | 18 Jubilee Square       |
| 9 Côte Brasserie                  | 19 Market Walk          |
| 10 Gordon Ramsay Street Burger    |                         |

# Easy commutes

Woking main line train station is just a short walk away and provides a fast, frequent service to London Waterloo.

The A320 provides quick and easy access to the national motorway network with Junction 11 of the M25 just 5 miles away.

| By rail          | mins | By car          | miles |
|------------------|------|-----------------|-------|
| London Waterloo  | 25   | M25 Junction 11 | 4.5   |
| Guildford        | 8    | M3 Junction 3   | 8     |
| Clapham Junction | 19   | Guildford       | 6     |
| Portsmouth       | 68   | Heathrow        | 17    |
|                  |      | Gatwick         | 37    |



## Terms

The accommodation is available on new flexible leases.

Rents are available on request.

## Business Rates

We recommend that any interested party make their own enquiries with the VOA in respect of the rates payable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Services

Vail Williams LLP and Hurst Warne have not checked and do not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Energy Performance Rating

Being assessed.

## Viewing

Strictly by appointment through the sole agents.



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