



# DUKES COURT

Duke Street  
Woking GU21 5BH





▲ Dukes Court exterior

# An iconic landmark office building in the centre of Woking

**Dukes Court offers high quality office space in Woking town centre, with a new feature living wall, attractive landscaped entrance and on-site restaurant.**

The front of Dukes Court has undergone extensive remodelling, creating a landscaped pedestrianised public plaza and restaurant with outdoor seating. The building features an impressive full height living ‘green’ wall, which is one of the tallest in Europe.

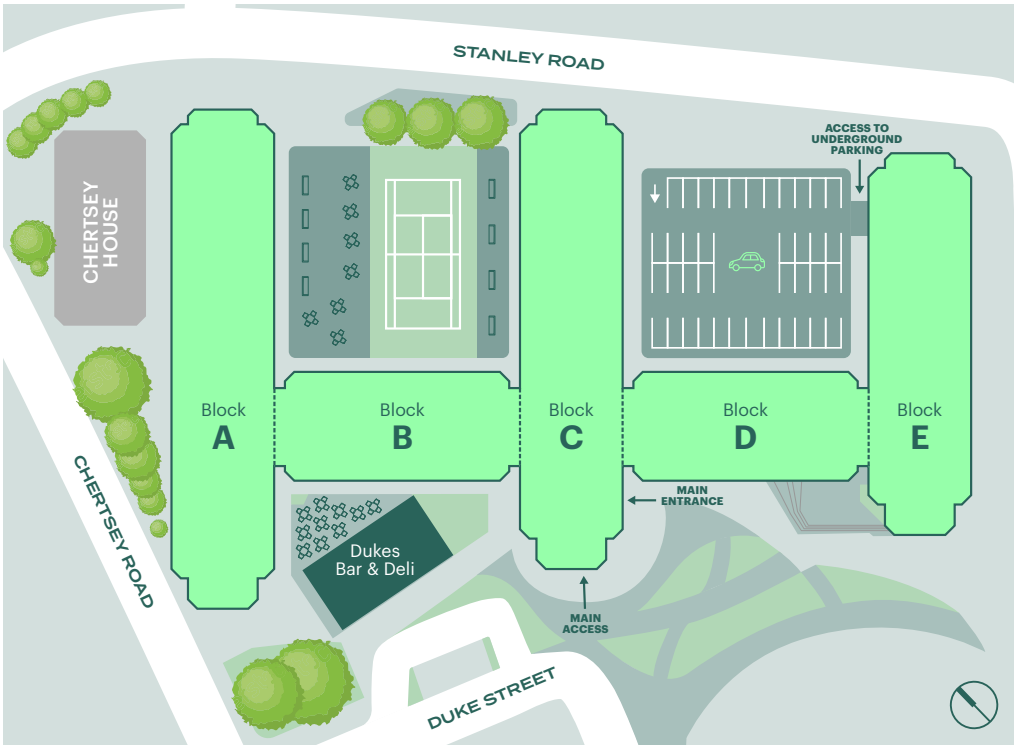
The building is arranged over five blocks which are accessed via three separate reception areas, leading to the flexible floor plates which all benefit from excellent natural light.



▲ Exterior living 'green' wall



▲ Dukes Bar & Deli



▲ Site plan not to scale. Indicative only.



Key Specification



▲ Reception area with on-site management



▲ Electric car charging point



▲ Dukes Bar & Deli

A setting  
for you to  
work & play

	VRV air conditioning
	Metal tiled suspended ceilings
	LED lighting
	Fully accessible raised floors
	Nine x 12 person passenger lifts
	Shower facilities
	EPC Level C



Building Amenity

**LET OFF SOME STEAM**  
ON-SITE TENNIS COURT  
5-A-SIDE FOOTBALL PITCH

**PROVIDING A HOME TO THE BIRDS & BEES**  
A LIVING GREEN WALL  
EXTENDS THE HEIGHT  
OF THE BUILDING

**PERFECT END OF JOURNEY EXPERIENCE**  
SECURE ON-SITE BICYCLE  
STORAGE & SHOWERS

**A REMODELLED PUBLIC PLAZA**  
WITH RESTAURANT/CAFÉ  
& OUTDOOR SEATING

**24/7 DEDICATED ON SITE MANAGEMENT**  
BUILDING STAFF &  
RECEPTIONISTS AT  
YOUR SERVICE

**PARKING RATIO OF 1:525 SQ FT**  
PARKING FOR 420  
CARS WITH 9 ELECTRIC  
CHARGING POINTS



▲ On-site tennis court



▲ Exterior living 'green' wall





▲ Block reception



▲ Indicative floor space



▲ Indicative floor space



▲ Indicative kitchen area



# Flexible office space to make your own

Dukes Court totals 224,000 sq ft arranged over blocks A–E across ground and seven upper floors.

The available accommodation provides office suites from 1,860 sq ft, all of which offer flexible space suitable for a range of occupiers.

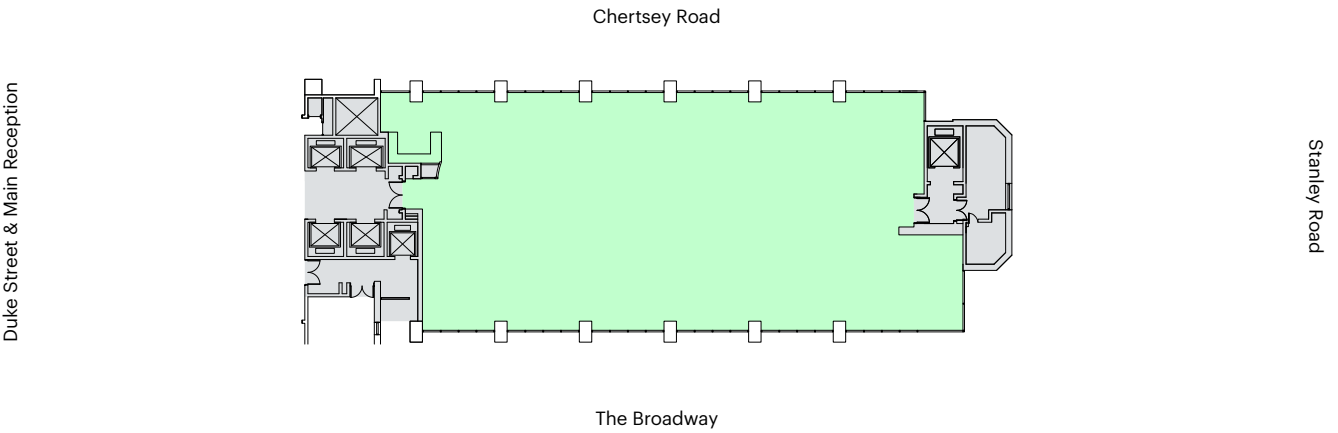
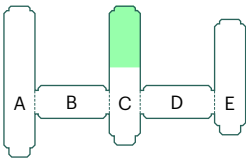
## Accommodation

Block	Floor	Sq ft	Sq m	Availability
A	3rd	9,091	844.6	Available
	Upper Ground	7,440	691.2	Coming soon
C	6th	5,571	517.6	Available
	3rd	5,240	486.8	Coming soon
	2nd Nib	1,860	172.8	Available
D	3rd	4,482	416.4	Coming soon
E	4th	6,765	628.5	Available
	3rd	6,765	628.4	Available
	2nd	6,764	628.4	Available
	1st	6,329	587.9	Available
Total		60,307	5,602.7	



# Indicative plans

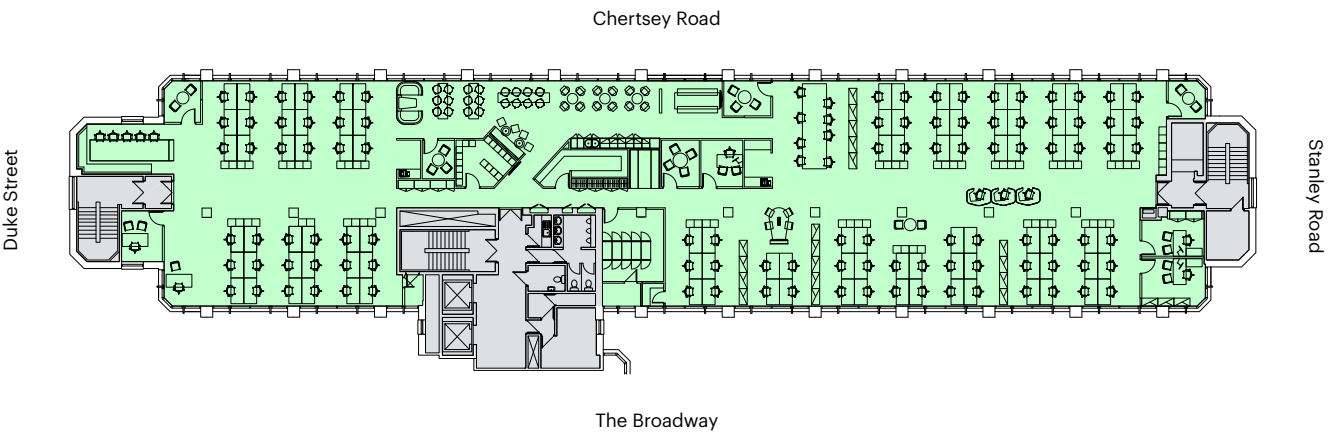
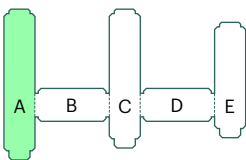
## Block C – 6th floor



■ Floor ■ Core

Plan not to scale. Indicative only.

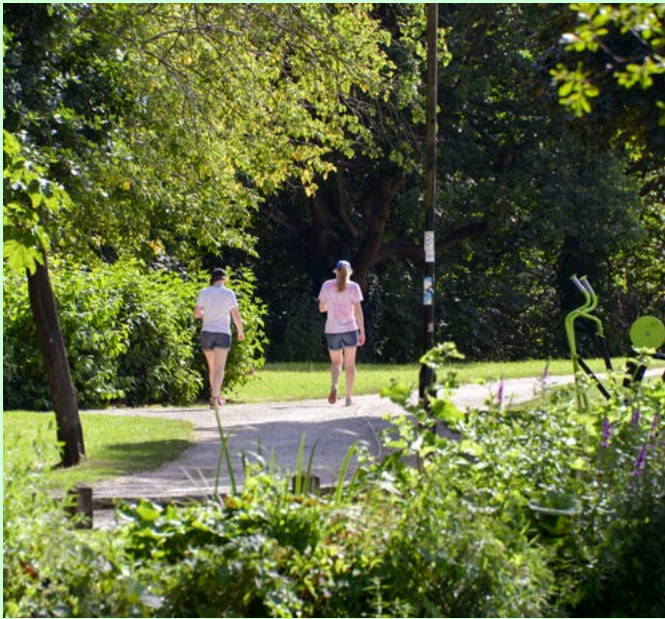
## Block A – 3rd floor



■ Floor ■ Core

Plan not to scale. Indicative only.





▲ Woking Park



▲ Marciano Lounge



▲ Woking town centre



▲ Côte Brasserie



▲ The Lightbox Gallery



▲ Saturn Trail

Something  
for every  
occasion

The surrounding local area  
features a host of restaurants,  
cafés, retail and leisure facilities.  
Tranquil green spaces provide a  
relaxing environment in which  
to relax and unwind.



▲ Street Burger Gordon Ramsay



▲ Nova Cinema



▲ HG Wells Statue



# The ideal base for your business

Local talent

Key Woking facts

56.1%

WORKING IN MANAGERIAL, PROFESSIONAL AND TECHNICAL OCCUPATIONS

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

10%

MORE AFFORDABLE TO RENT IN WOKING THAN NEIGHBOURING BOROUGHS\*

9%

GROWTH IN POPULATION IN LAST DECADE

22 PARKS AND RECREATION SPACES

5,000

BUSINESSES ARE ALREADY BASED HERE

▲ Facts and figures from wokingworks.com, \*Home.co.uk, March 2018. Based on 1-bed property.



Woking is home to world renowned occupiers, all choosing to call the area home.

With an abundance of local talent, Woking continues to grow in stature and reputation, and has seen a 9% growth in population in the last 10 years.

Amenities

Hotels

- Double Tree by Hilton
- Premier Inn
- Travelodge
- Hilton

Leisure

- Anytime Fitness
- The Lightbox Gallery
- New Victoria Theatre
- Nova Cinema

Bars and Restaurants

- Bacaró
- Black and Irons
- Caffè Nero
- Cellar Magneval
- Côte Brasserie
- Gordon Ramsay Street Burger
- Marciano Lounge
- Soya (Japanese)

Retail

- Commercial Way
- Peacocks Shopping Centre
- Wolsey Place
- Jubilee Square
- Market Walk



## Rail and Road

Dukes Court is in close proximity to Woking station which offers access to rail services, with a journey time into London of just 23 minutes.

By road, the M25, M3 and A3 can all be reached within a 15 minute drive, with Gatwick and Heathrow Airports also being easily accessible.

Road distances

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

▲ Journey times from the building. Source: Google

Train time (in mins)

7

Guildford

9

Farnborough

19

Clapham Junction

19

Basingstoke

23

London Waterloo

31

Wimbledon

41

Southampton Airport

55

Gatwick Airport

58

Salisbury

Travel times source: National Rail



Further Information

# Contacts

## Terms

Upon application.

## Viewing

Strictly through the joint  
sole letting agents.



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The particulars contained in this website are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. All floor areas are provided for guidance only, as are references to distances, maps and plans which are indicative only. January 2023.

[dukescourt-woking.co.uk](https://dukescourt-woking.co.uk)