

ONE CROWN SQUARE

1	2	3	4
1.01 Reception Hall	1.02	1.03	1.04
1.05	1.06	1.07	1.08
1.09	1.10	1.11	1.12
1.13	1.14	1.15	1.16
1.17	1.18	1.19	1.20
1.21	1.22	1.23	1.24
1.25	1.26	1.27	1.28
1.29	1.30	1.31	1.32
1.33	1.34	1.35	1.36
1.37	1.38	1.39	1.40
1.41	1.42	1.43	1.44
1.45	1.46	1.47	1.48
1.49	1.50	1.51	1.52
1.53	1.54	1.55	1.56
1.57	1.58	1.59	1.60
1.61	1.62	1.63	1.64
1.65	1.66	1.67	1.68
1.69	1.70	1.71	1.72
1.73	1.74	1.75	1.76
1.77	1.78	1.79	1.80
1.81	1.82	1.83	1.84
1.85	1.86	1.87	1.88
1.89	1.90	1.91	1.92
1.93	1.94	1.95	1.96
1.97	1.98	1.99	2.00

ONE CROWN SQUARE

WOKING, SURREY GU21 6HR

**WOKINGS BEST VALUE OFFICE BUILDING
TO LET**



KINGSBURY



CURCHOD&CO

SUMMARY

Prime town centre location, within a 2 minute walk of the mainline train station.

Flexible suites available ranging from 215 ft² to 43,919 ft².

Concierge reception, on-site café, meeting rooms, showers and cycle storage.

Just a two-minute walk from Woking Station, with London Waterloo only 25 minutes away.

Fitted suites available now with flexible lease options - further details on request.

"We absolutely love working from One Crown Square. The building has a very clean, professional feel to it and is really well maintained. The facilities are excellent and the front-of-house team are outstanding: they make all visitors feel welcome and provide excellent support to us whenever it's needed. We couldn't ask for more." - Debs



WHY BUSINESSES CHOOSE ONE CROWN SQUARE

Premium Offices. Not Premium Rents.

Enjoy high-quality workspace at rents that outperform comparable office buildings across Woking.

Move In Within Days.

Choose from a range of fitted suites that are ready for immediate occupation, helping you avoid costly fit-outs and lengthy delays.

Everything Your Team Wants.

Concierge reception, on-site café, meeting rooms, showers, cycle storage and kitchens on every floor.

Connected to Everything.

Two minutes from Woking Station and excellent road links to the M25, M3 and Heathrow.

Join Woking's Business Community.

Work alongside leading national and local businesses in one of Surrey's most established commercial destinations.

Flexible Terms.

Whether you're upsizing, downsizing or relocating, we'll work with you to find the **right solution**.

DESCRIPTION

One Crown Square offers flexible, high-quality office space designed around the way modern businesses work. Whether you're looking for a fully fitted suite you can occupy immediately or a larger floor you can tailor to your needs, you'll find premium workspace at Woking's best value rents.

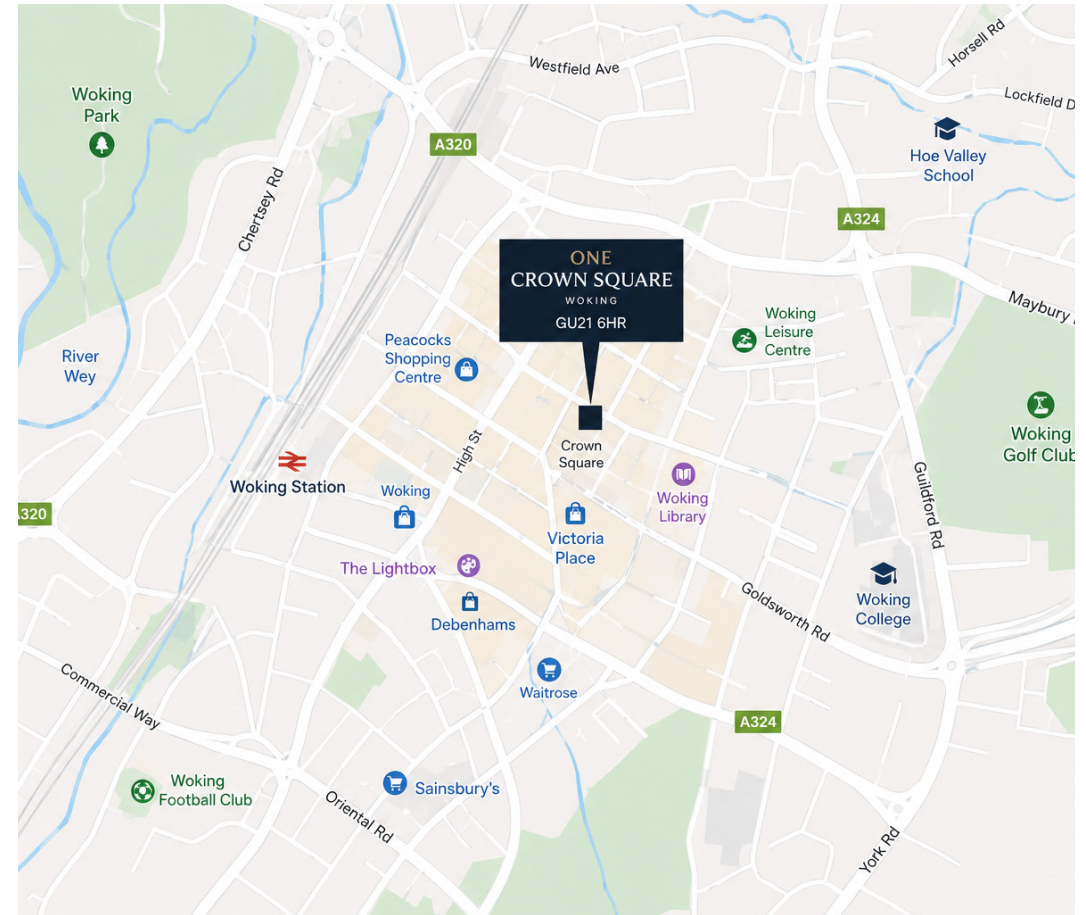
FIND THE RIGHT SPACE FOR YOUR BUSINESS

- Fully fitted **Cat A+** suites available for immediate occupation
- Flexible suites from **215 ft² to 3,919 ft²**
- Traditional open-plan offices ready to customise
- Flexible lease options to support your business as it grows

"One Crown Square has been our business home for the best part of 20yrs now. It's a professional environment, exceptionally well run, and the friendly welcome our clients receive from the moment they arrive really sets it apart from other office buildings. This, coupled with its central location with easy access to shops, car park and station make it second to none in terms of options available." - **Clarity**

"We are one of the longest occupants..around 25 years now and the building has suited our needs very well. We particularly like the proximity to the Town centre for our staff and the excellent train and road links. We are very pleased by the reception our clients receive and we believe the whole arrival area gives a very good impression."

- **Property Law Partners**



LOCATION

Woking is an affluent Surrey town and one of the South East's leading business destinations, combining a highly skilled workforce, excellent connectivity and a thriving town centre. Home to major occupiers including Colgate-Palmolive, Asahi, Capgemini, UPS and WWF, it's an established location for businesses of every size.

Located in the heart of the town centre, One Crown Square offers premium refurbished office space from just £25 / ft² with comparable Grade A offices in Woking now achieving over £40 / ft² there's never been a better time to make the move.

CONNECTIVITY

Just a two-minute walk from Woking Station, you'll benefit from fast, frequent rail services to London Waterloo in just 25 minutes, alongside direct connections across the South East and South Coast. By road, the nearby A320 provides easy access to the M25, M3 and Heathrow Airport, keeping your business connected wherever work takes you.

Exceptional connectivity, a prime town centre location and everything your team needs on the doorstep make One Crown Square an ideal base for businesses looking to grow.

Destination by rail (from Woking station)	Approx. time
Guildford	7 mins
Clapham Junction	19 mins
London Waterloo	25 mins
Southampton Central	48 mins
Portsmouth Harbour	64 mins

Destination by road	Approx. time
M25 (Junction 11)	5 miles
Guildford	6 miles
M3 (Junction 3)	8 miles
Heathrow Airport	17 miles
Gatwick Airport	35 miles

ACCOMODATION

Floor - Suite	Size ft ²	Size m ²	Total Inclusive pcm	Rates Payable pcm	Availability
First Floor - 01	2,153	200	£7,177 + rates	TBC	Available
Second Floor - 01	1,343	125	£4,477 + rates	£775	Available
Second Floor - 04	312	29	£1,040	100% SBRR*	Available
Second Floor - 06	1,275	118	£4,250 + rates	£608	Available
Second Floor - 07	215	20	£717	100% SBRR*	Under offer
Second Floor - 08	596	55	£1,987 + rates	TBC	Available
Third Floor - 01 & 02	3,919	364	£13,063 + rates	£2,219	Available from 1 October
Third Floor - 03	1,144	106	£3,813 + rates	£583	Available
Fourth Floor - 05	458	43	£1,527	100% SBRR*	Available
Fourth Floor - 07 & 08	601	56	£2,003	100% SBRR*	Available
Fifth Floor - 02	320	30	£1,067 + rates	TBC	Available
Fifth Floor - 03	613	57	£2,043	100% SBRR*	Available
Fifth Floor - 04B	1,240	115	£4,133 + rates	£994	Available
Sixth Floor - 03	570	53	£1,900 + rates	TBC	Available
Sixth Floor - 04	1,618	150	£5,393 + rates	£812	Available
Sixth Floor - 05	862	80	£2,873	100% SBRR*	Available
Seventh Floor - 02	644	60	£2,147	100% SBRR*	Available

SUMMARY

Available Size:	215 to 3,919 ft ²
Rent:	£25 / ft ² base rent
Inclusive Rent:	£40 / ft ² inclusive of service charge and utilities
Business Rates:	Upon application
Service Charge:	Service charge applies at £11 / ft ²

* Rateable values shown are indicative and rates payable are estimated on the 2026/27 small business multiplier (43.2p). Where the rateable value is £12,000 or below an occupier may qualify for 100% Small Business Rates Relief; between £12,001 and £15,000 relief tapers from 100% to 0%. Eligibility depends on the occupier's own circumstances, including whether it occupies other premises. Interested parties should make their own enquiries of the Valuation Office Agency and Woking Borough Council as the rating authority to confirm the rateable value, rates payable and any relief available.

CONTACT

THINKING OF RELOCATING? EXPANDING? OR SIMPLY PAYING TOO MUCH RENT?

Speak to us today and discover why One Crown Square is Woking's best value office building.

TERMS

Suites are available via a new effectively fully repairing and insuring lease direct with the Landlord. Flexible, all-inclusive packages are available - further details on request.

ANTI-MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Curchod & Co and Kingsbury both undertake ID checks for all successful tenants where legislation requires us to do so.

MORE THAN JUST A RECEPTION DESK.

Sue, our dedicated Head of Occupier Experience, helps create a welcoming, professional environment that makes One Crown Square feel like home for your business.

CONTACT

To discuss any aspect of the property of disposal process, please contact the sole agents:

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"Container Trades Statistics has been based at One Crown Square since January 2024. From the outset, we have felt well looked after, and the support from the local team has been second to none.

Our office is spacious and quiet, representing a vast improvement on our previous office space in Woking. It is also easy to reach, with excellent local facilities and transport links."

– **Container Trade Statistics**