

# Property Review & Solutions

**Hurst Warne**  
Chartered Surveyors and  
Commercial Property Consultants




Deal done Weybridge 78,000 sq ft (7,246 sq m)

## Property Review & Solutions

Our Property Review & Solutions brochure provides a selection of available properties from our extensive portfolio of office and warehouse stock. Furthermore, you will find commentary on topical commercial property matters and case studies showcasing current projects.

Local expertise Regional presence **Contact us today**

- Sales
- Lettings
- Property Acquisition
- Investment & Development
- Rent Reviews
- Lease Renewal
- Valuations
- RICS Registered Valuers

 @hurst\_warne



**Farnborough** 01252 816061 | **Woking** 01483 723344 | **Guildford** 01483 388800

**Leatherhead** 01372 360190 | **Redhill** 01737 852222 | **Fleet** 01252 813199 (Property Management)





## WOKING

Dukes Court Duke Street  
GU21 5BH

4,465-15,070 sq ft  
(415-1400 sq m)

## TO LET

- Prominent development
- Manned reception
- Excellent communication links
- 8 on site parking spaces

Call 01483 723344



## FRIMLEY

Theta Lyon Way  
GU16 7ER

Up to 8,471 sq ft  
(787 sq m)

## TO LET

- New decorations throughout
- Full access raised floors with new carpeting
- New LED lighting
- Parking at 1:191 sq ft
- Air-conditioning

Call 01252 816061



## WOKING

No 2 Wells Court  
GU21 5UB

## TO LET

4,715 to 16,375 sq ft (438 to 1,521 sq m)

Call 01483 723344



## LEATHERHEAD

Russell House Regent Park  
KT22 7LW

## TO LET

4,915 to 10,484 sq ft (457 to 974 sq m)

Call 01372 360190



## REDHILL

Regent House  
RH1 1QT

## TO LET

1,800 to 9,749 sq ft (167 to 906 sq m)

Call 01737 852222



## LEATHERHEAD

One Springfield Drive  
KT22 7NL

## TO LET

Up to 39,695 sq ft (3,688 sq m)

Call 01372 360190



## HOOK

Form I Bartley Wood  
Business Park RG27 9XA

## TO LET

3,765 sq ft to 21,600 sq ft (350 to 2,007 sq m)

Call 01252 816061



## STAINES

Magna House  
18-32 London Road TW18 4BP

## TO LET

3,000 to 19,262 sq ft (279 to 1,790 sq m)

Call 01372 360190



## WOKING

Unit 1 Genesis Business Park  
GU21 5RW

## TO LET

3,508 to 20,540 sq ft (326 to 1908 sq m)

Call 01483 723344



## REDHILL

Betchworth House  
57-65 High Street RH1 1DL

## TO LET

3,380 to 12,874 sq ft (314 to 1,198 sq m)

Call 01737 852222



## CHERTSEY

Culverdon House  
KT16 9LE

## TO LET

1,000 to 15,000 sq ft (92 to 1,393 sq m)

Call 01372 360190





## GUILDFORD

Unit 1 Guildford Industrial Estate  
Deacon Field  
GU2 8YT

**19,312 sq ft (1,794 sq m)**

## TO LET

Call 01483 388800

- Self-contained Secure Gated Car Park
- Fitted Offices
- Excellent Natural Light In Warehouse
- Roller Shutter Loading Door
- 3-Phase Power



## GUILDFORD

Units 4a & 4b Opus Park  
Moorfield Road  
Guildford  
GU1 1SZ  
**13,244 to 32,372 sq ft  
(1,230 to 3,007 sq m)**

## TO LET

Call 01483 388800

- 2 x Loading Doors Per Unit
- 8.2m Eaves (max)
- Excellent Parking Provision
- Two-Storey Offices to the Front Elevation
- Air-Conditioned Offices
- Nearby Occupiers Include; Selco & Howdens



## FARNBOROUGH

27 Invincible Road  
GU14 7QU

Call 01252 816061

## TO LET

**7,272 sq ft (675 sq m)**



## REDHILL

Unit 40a Holmethorpe Avenue  
Holmethorpe Trading Estate  
RH1 2NL

Call 01737 852222

## TO LET

**5,950 sq ft (523 sq m)**



## GUILDFORD

Unit 1D  
Cathedral Hill Industrial Estate  
GU2 7YB

Call 01483 388800

## UNDER OFFER

**5,450 to 7,825 sq ft (506 to 727 sq m)**



## GUILDFORD

Unit 7 Bridge Park  
Merrow Lane  
GU4 7BF

Call 01483 388800

## LET OCT. 18

**4,842 sq ft (450 sq m)**



## ALDERSHOT

Unit 3  
Springlakes Industrial Estate  
Deadbrook Lane GU12 4UH

Call 01252 816061

## TO LET

**8,347 sq ft (775 sq m)**



## REDHILL

Unit 10 io Centre  
Salfords  
RH1 5GJ

Call 01737 852222

## TO LET

**5,832 sq ft (542 sq m)**



## ALDERSHOT

Sunbury House Christy Estate  
GU12 4TX

Call 01252 816061

## UNDER OFFER

**55,000 sq ft (5,110 sq m)**



## FLEET

Beacon Point, Church Crookham  
GU52 8DY

Call 01252 816061

## FOR SALE / TO LET

**Up to 60,000 sq ft (557 sq m)**



## LEATHERHEAD

Unit 13 Mole Business Park  
KT22 7BA

Call 01372 360190

## TO LET

**6,434 sq ft (598 sq m)**

# Hurst Warne recruits well known South East office agent **Simon Fitch** as a Director

**Well known South East Office Agent Simon Fitch has joined Hurst Warne from his senior role in BNP Paribas Real Estates' south-east office agency team.**



For more information, please contact

**Simon Fitch**

MRICS | Director

07917 531707

[simon.fitch@hurstwarne.co.uk](mailto:simon.fitch@hurstwarne.co.uk)

Simon is a well-known and highly regarded figure in the south-east office agency market with nearly 20 years' property experience.

Hurst Warne said Fitch's initial focus will be to "work alongside his agency colleagues at Hurst Warne to target new opportunities for the company in the SW London, southern M25 and M3 areas".

Will Gelder, Director at Hurst Warne, said: "We are delighted that Simon has joined Hurst Warne. He has an impressive track record in the office agency world and is a valuable addition to the business. Simon will assist us with our growth plans going forward as a company. As a company we provide a wide range of agency services to our clients and Simon will be free to use his skills

in other agency sectors including development and investment."

Fitch who started the role at the beginning of September said "After 13 enjoyable years working for BNP Paribas Real Estate, Hurst Warne offered me what I considered to be a very interesting opportunity. Whilst I'll continue to maintain a strong focus on office agency, utilising 20 years of contacts, I'll also be working across a variety of different sectors. It's a challenge that really excites me and the fact Hurst Warne are such a dynamic, well-established company provides the perfect platform for me to work with my new colleagues helping drive growth over the coming years."

## Our commitment to long-lasting and healthy client relationships

Hurst Warne have successfully negotiated the acquisition of a 50,000 sq ft, 10 metre eaves warehouse in Andover for longstanding clients Laleham Health and Beauty, part of DCC PLC.



We were tasked with finding an alternative to the company's existing warehouse in Basingstoke which had two years to run on its lease, whilst ensuring that the client had limited exposure to double overheads. A deal was agreed with the owners of the existing warehouse to give Laleham a 3 month rolling option to vacate. With a substantial rent free period agreed on the new Andover building, Evolution 50, the client was able to relocate the entire operation in a highly efficient manner whilst mitigating additional property cost.

This deal is the latest of many collaborations between HW and what was originally Laleham Healthcare. Nick Atkinson, Director at Hurst Warne and specialist in tenant representation, has acted for Laleham for 25 years. Over the period he has negotiated numerous rent reviews and lease renewals, acquired new sites and assisted in the disposal of redundant properties. Since 1993 the company has expanded from 20,000 sq ft in Alton to close on 150,000 sq ft in both production and warehouse facilities.

**"Hurst Warne have assisted Laleham as a business in their expansion plans over 25 years and have been instrumental in finding us the right buildings and ensuring we keep our property overheads as low as possible"**

**Giles Harrison, Finance Director at Laleham Health and Beauty,**



**Nick Atkinson** T 01252 816061

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# Woking a town going places

The Woking market continues to go from strength to strength across all property sectors.

The most evident sign of progression is the Victoria Square scheme which when completed, will comprise two apartment towers providing 429 apartments and a 23-storey 189 room Hilton Hotel with a 22nd floor skybar and restaurant.



The development will also include 125,000 sq ft of new commercial space, anchored by a 50,000 sq ft Marks & Spencer store and two public plazas. The development pictured below, is due for completion in 2020.

The office market has also been very active. McLaren have recently taken Aviva Investors, 66,000 sq ft, speculatively developed Victoria Gate office building, where the quoting rent was £35.00 psf, taking a 20 year lease term. That letting followed co-working office provider Spaces, acquiring the whole of Wrenbridge's 35,000 sq ft Woking One building back in the summer. Woking has also attracted The ai Corporation Limited from Guildford, who have just signed up to take 8,300 sq ft of high quality offices at Orion Gate.

Taking advantage of the improving office market are Royal London and Lamron Estates, who are developing the 85,000 sq ft Space building, scheduled for completion in April 2019. Completing the positive office picture are Mayfair Capital and V7 Asset management who will be onsite refurbishing the old SAB Miller House, a 65,000 sq ft office building during next year.

Perhaps, the strongest barometer of Woking's potential, is the pipeline of residential development. Hurst Warne estimate about

4,600 units have either been consented, or are in the planning/site assembly phase. A variety of tower apartment blocks are proposed, with the largest being up to 37 floors. Schemes for both public and private residential developers have been attracted by the whole Woking picture. The improving town centre connectivity and the ability to access Central London in 23 minutes have proved a particularly strong draw.

Finally, Woking Council must be commended for their forward-thinking attitude. They continue to drive transformation in the town which will only thrive further in the coming years. Victoria Square is the most evident sign of their continued investment. Meanwhile, Woking Borough's construction of a new £200 million 'Woking Gateway' project, adjacent to the Victoria Square scheme, remains on course to start in 2021.

The development proposal comprises 470 apartments in three additional high-rise towers next to the railway station in the town centre and which will add an additional 47,500 sq ft of commercial space. A full planning application is currently being developed, in partnership with Coplan Estates, and it is anticipated that work will start in 2021 once approved.

Hurst Warne are ideally placed to assist you with any Woking related property issues you may have. With a presence in the town for over 30 years, we have a considerable depth of understanding across all property sectors. From lease renewals to warehouse and office acquisitions or advice on future development, we'll ensure you receive the best possible advice. To learn more about Woking please contact:



**Simon Fitch**

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Our Farnborough, Woking, Guildford, Leatherhead, & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

