

SPACE

WOKING

12,603-72,972 SQ FT

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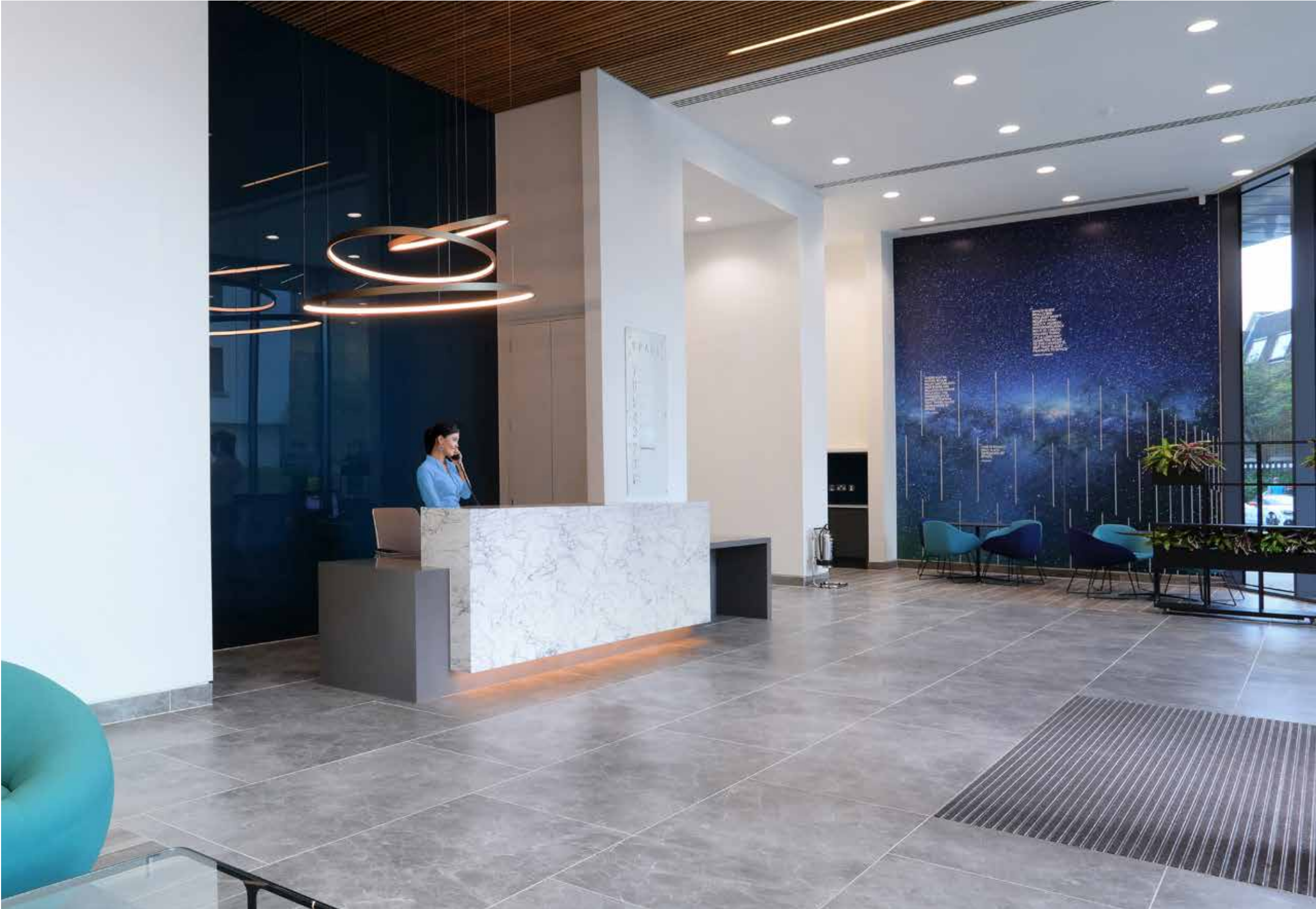
IF YOU PUT ENOUGH
SMART PEOPLE
TOGETHER IN ONE
SPACE, GOOD
THINGS HAPPEN
ERIK HERSMAN





SPACE IS
TO PLACE
AS ETERNITY
IS TO TIME
JOSEPH JOUBERT





WOKING'S VISIONARY
NEW HQ BUILDING

Space offers large, open plan flexible floorplates totalling 87,010 sq ft over basement, ground and seven upper floors. Designed to a market-leading specification and benefiting from impressive sustainability credentials, the building has an EPC A(21) rating and a BREEAM 'Excellent' (74.2%) rating. The top floor features a large outdoor terrace with extensive views of acres of green woodland at Horsell Common and the London landscape.

DESIGNED FOR THE FUTURE

Every aspect of the building has been considerably designed to provide an efficient working environment where businesses will thrive.

Space boasts striking architectural features and a modern, efficient working environment. Designed by architects Scott Brownrigg, the building's dominant feature is its faceted glass, differentiated by a series of distinctive vertical fins. The ground floor is defined by floor-to-ceiling glazing and provides a generous, uninterrupted space.

| SCHEDULE OF AREAS | | SQ FT |
|------------------------|----------------------------|--------|
| Floor 7 roof terrace | | 2,612 |
| Floor 7 | | 7,642 |
| Floor 6 | | 11,858 |
| Floor 5 | | 12,609 |
| Floor 4 | | 12,608 |
| Floor 3 | | 12,607 |
| Floor 2 | LET to Astellas Pharma Ltd | |
| Floor 1 | | 12,603 |
| Ground office / retail | | 3,045 |
| Reception | | 1,431 |
| Total offices | | 72,972 |

AREAS BASED ON IPMS3
(EXCLUDING ROOF TERRACE AND RECEPTION)



“EVERY NOW AND THEN GO AWAY, HAVE A LITTLE RELAXATION, FOR WHEN YOU COME BACK TO YOUR WORK YOUR JUDGEMENT WILL BE SURER
LEONARDO DA VINCI





BASE SPECIFICATION



RAISED ACCESS FLOORS
WITH 150MM VOID



SUSPENDED CEILINGS
WITH INTELLIGENT PIR
LED LIGHTING



HIGHLY EFFICIENT VRV
AIR CONDITIONING



MALE AND FEMALE
WCs ON EVERY FLOOR



SHOWERS IN
BASEMENT AND ON
EVERY TENANT FLOOR



CHANGING ROOMS, WCs,
LOCKERS AND DRYING
SPACE IN THE BASEMENT



FOUR DDA-COMPLIANT 13
PERSON PASSENGER LIFTS

4.9_M

CLEAR FLOOR TO CEILING
HEIGHT IN RECEPTION

2.9_M

CLEAR FLOOR TO CEILING
HEIGHT ON FLOORS 1-6
(3.9M ON FLOOR 7)



90 TOTAL CAR PARKING
SPACES 1:947 PER SQ FT
(IPMS)



100 CYCLE SPACES AND
A BIKE REPAIR STATION



10 ELECTRIC VEHICLE
CHARGING POINTS

SUSTAINABILITY AND WELLNESS

Sustainability and cost-effective occupation are at the forefront of the building's design. Each element has been carefully considered to achieve its EPC rating of A(21) and BREEMAM 'Excellent' (74.2%) rating. This has been accomplished through a broad array of energy-efficient initiatives including on-site renewable energy, solar shading and PIR daylight sensing lighting controls, all of which are supported by an intelligent Building Management System. There are also 10 electric car charging points.



EPC RATING A(21) AND
BREEAM 'EXCELLENT'
(74.2%) RATING

CO₂

32% REDUCTION IN
CO₂ EMISSIONS BELOW
BUILDING REGULATIONS
PART L REQUIREMENTS



TARGET FITWEL
2 STAR CERTIFICATION

FITWEL ACCREDITATION

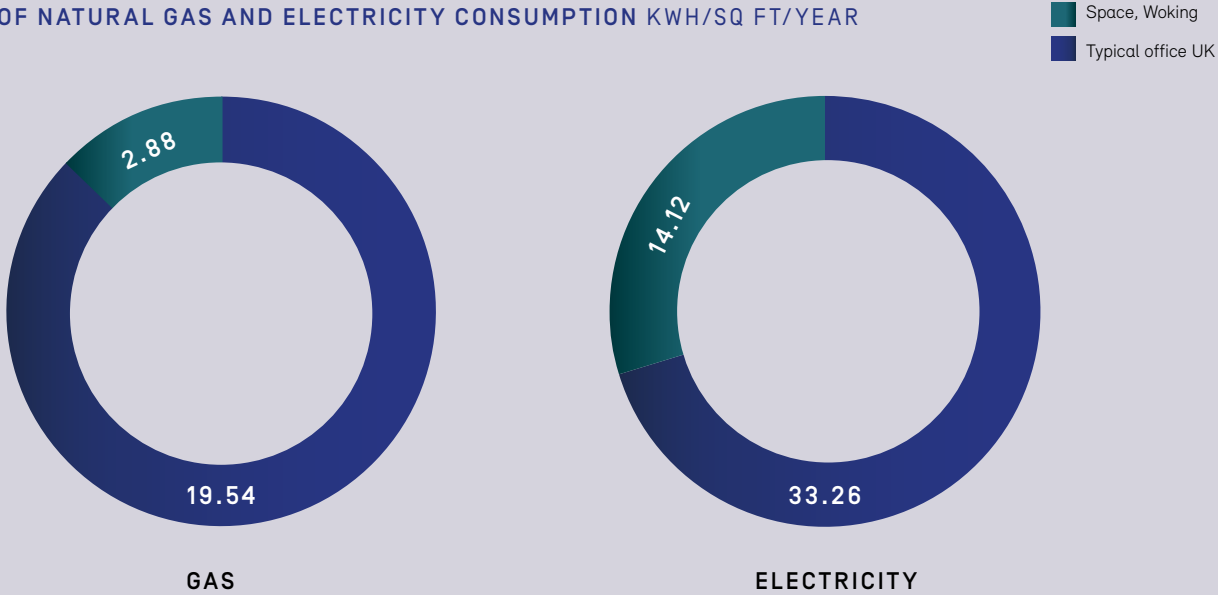
Space aims to be the first Fitwel certified building in Woking.

The Fitwel scheme is the world's leading certification system that optimises buildings and communities to support health.

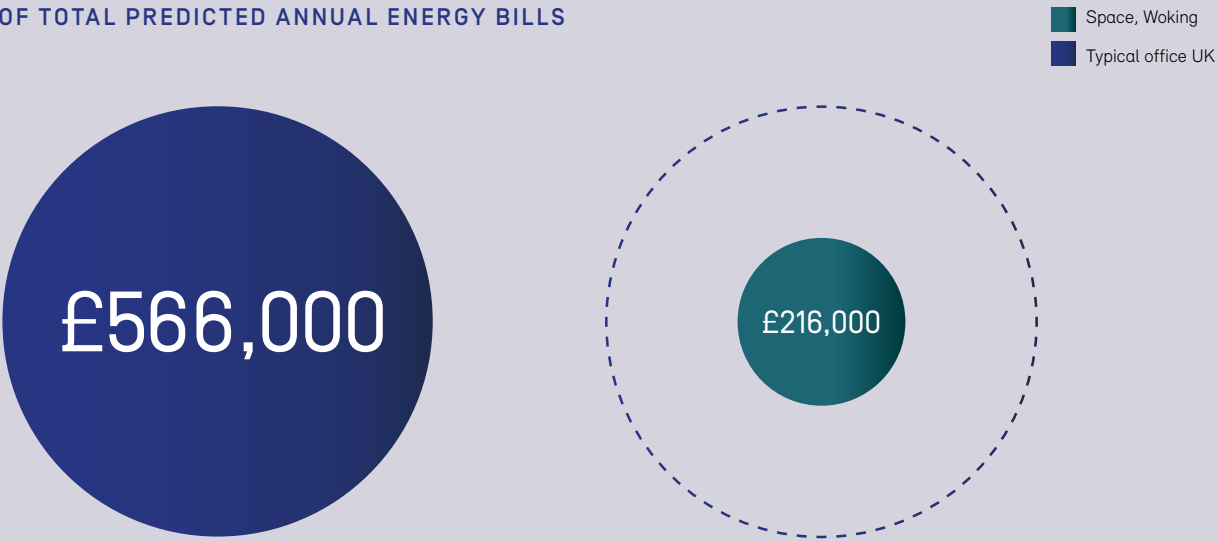
Space provides an environment that empowers people to be productive and healthy which can help your employees live and work at their most optimal level with easy and convenient healthy choices available as part of their working day.

COMPARATIVE ENERGY EFFICIENCY

COMPARISON OF NATURAL GAS AND ELECTRICITY CONSUMPTION KWH/SQ FT/YEAR



COMPARISON OF TOTAL PREDICTED ANNUAL ENERGY BILLS



COMPARISON OF TOTAL PREDICTED ENERGY BILLS
The above presents the total annual energy costs that are expected for Space, Woking.

SUSTAINABILITY
HAS TO BE A WAY
OF LIFE TO BE A
WAY OF BUSINESS
ANAND MAHINDRA





BASEMENT

6 ELECTRIC CAR
CHARGING SPACES

20 CYCLE SPACES

FEMALE CHANGING,
DRYING, LOCKERS
AND SHOWERS

48 CAR PARKING SPACES
INCLUDING 1 DISABLED

CAR
PARK

MALE CHANGING,
DRYING LOCKERS
AND SHOWERS

CYCLE REPAIR
AREA



AREAS BASED ON IPMS3

"LIFE IS LIKE RIDING
A BICYCLE. TO KEEP
YOUR BALANCE YOU
MUST KEEP MOVING"

ALBERT EINSTEIN



GROUND FLOOR

3,045 SQ FT
OFFICE / RETAIL

1,431 SQ FT
RECEPTION

32 CAR PARKING SPACES
INCLUDING 4 DISABLED

80 CYCLE SPACES



AREAS BASED ON IPMS3

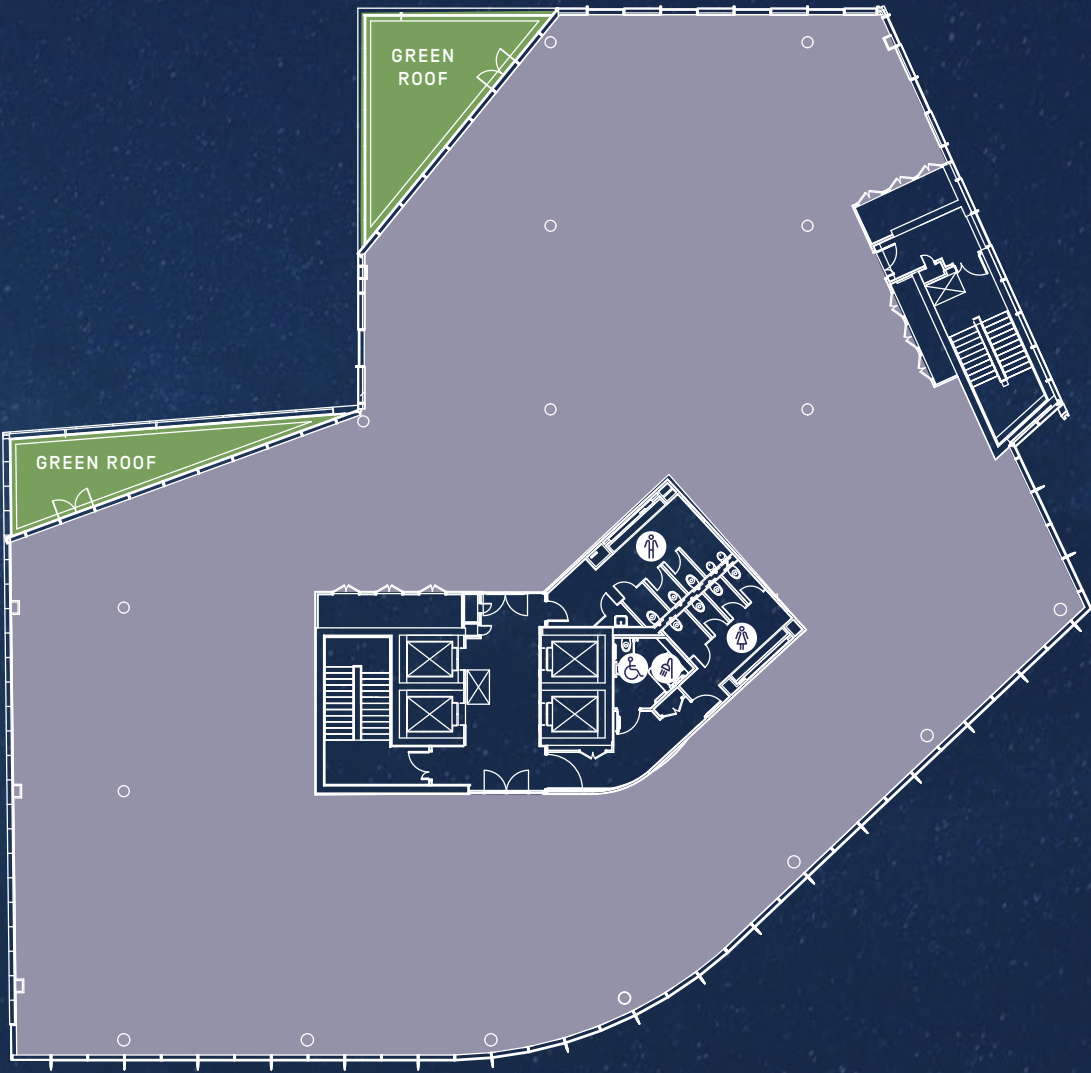
TYPICAL FLOOR 1–5

- 1 12,603 SQ FT
- 2 LET TO ASTELLAS PHARMA LTD
- 3 12,607 SQ FT
- 4 12,608 SQ FT
- 5 12,609 SQ FT



FLOOR 6

11,858 SQ FT





4TH FLOOR



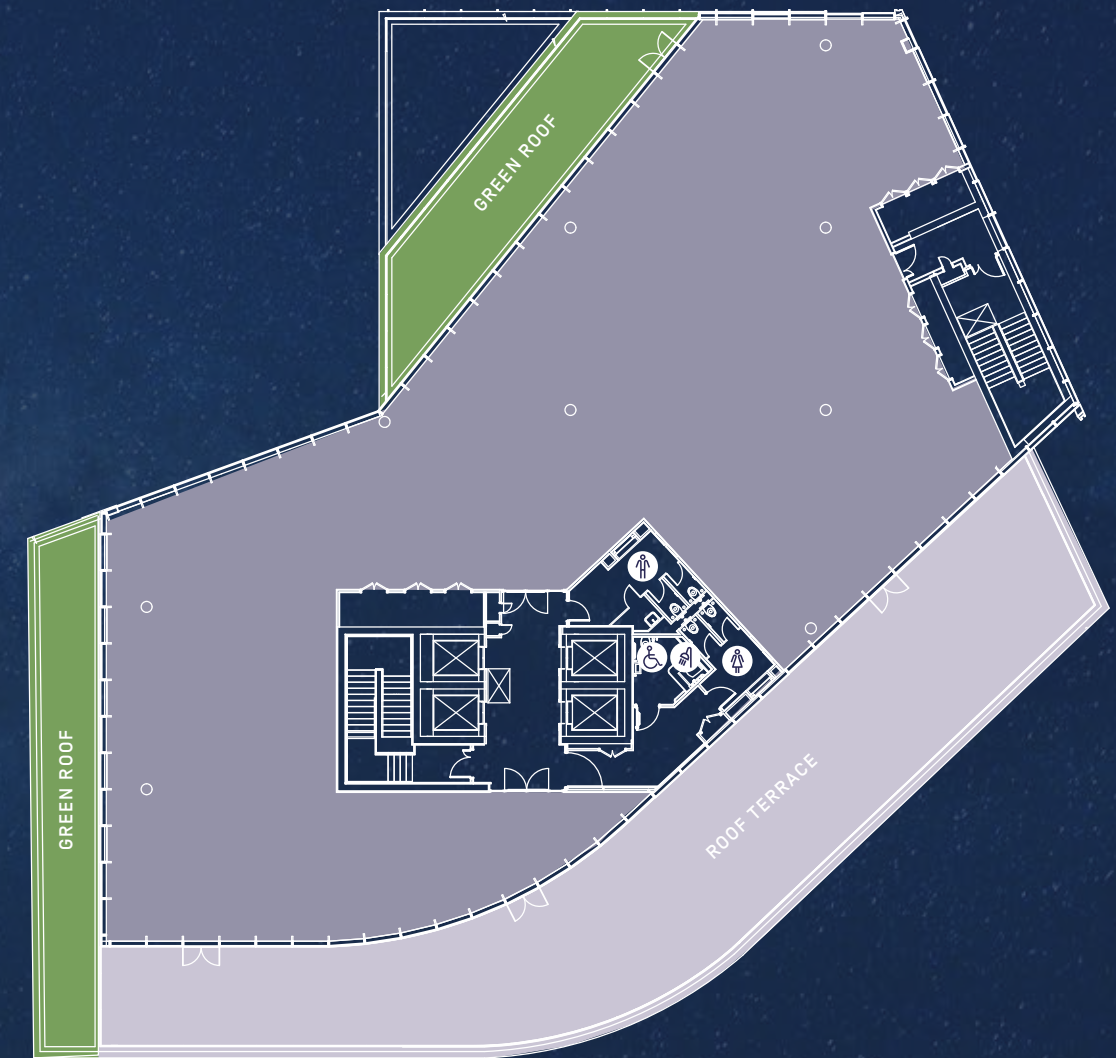
“WE DO NOT NEED
MAGIC TO CHANGE
THE WORLD, WE
CARRY ALL THE
POWER WE NEED
INSIDE OURSELVES
ALREADY: WE HAVE
THE POWER TO
IMAGINE BETTER
J.K. ROWLING



FLOOR 7

7,642 SQ FT

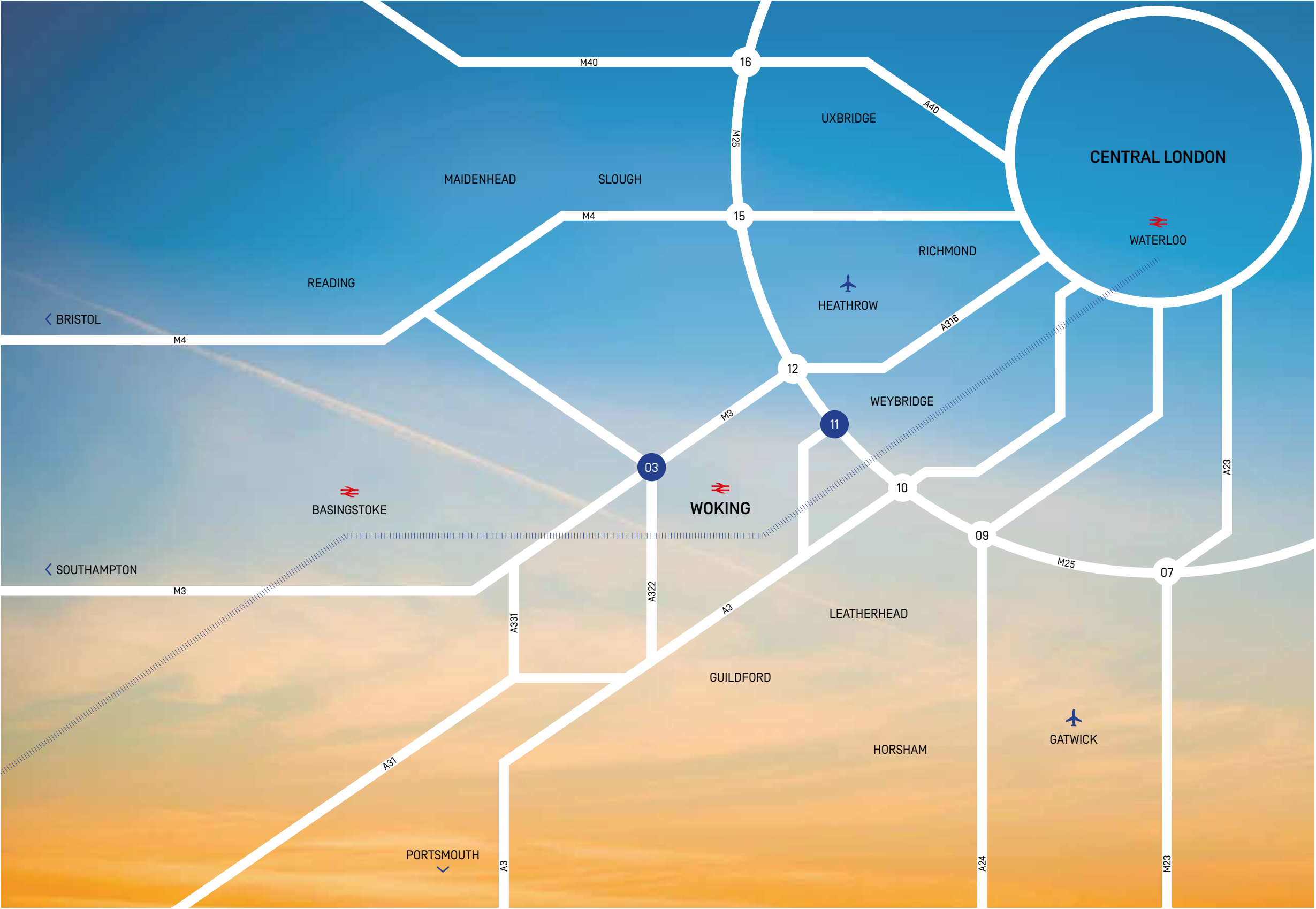
2,612 SQ FT ROOF TERRACE





SOME OF THE HYDROGEN IN YOUR BODY COMES FROM THE BIG BANG, AND WHEN YOU SEE A KID WALKING DOWN THE STREET WITH A HELIUM BALLOON, YOU CAN SAY, 'THERE GOES SOME OF THE PRIMORDIAL UNIVERSE.'

JOCELYN BELL BURNELL



FAST CONNECTIONS
TO LONDON AND
BEYOND

Woking is a key South East office centre and commuter town. The town benefits from close proximity to London (25 miles) and excellent road connections, being 5 miles south of Junction 11 of the M25 motorway and 7.5 miles to the east of Junction 3 of the M3 motorway.

Woking Railway Station, just a few minutes' walk away, offers a fast regular service to London Waterloo (with up to 15 trains per hour and a fastest journey time of 23 minutes) providing a major business advantage.

Regular services also run to Basingstoke, Southampton and beyond.

TRAVEL TIMES

| ROAD DISTANCES | MILES |
|------------------|-------|
| M25 Junction 11 | 5 |
| M3 Junction 3 | 7.5 |
| Heathrow Airport | 15 |
| Central London | 25 |
| Gatwick Airport | 35 |

SOURCE: GOOGLE MAPS

| TRAIN JOURNEY TIMES | MINS |
|---------------------|------|
| Guildford | 7 |
| Clapham Junction | 19 |
| London Waterloo | 23 |
| Gatwick Airport | 55 |
| Southampton Airport | 41 |

SOURCE: NATIONAL RAIL

ALL IS CONNECTED...
NO ONE THING CAN
CHANGE BY ITSELF

PAUL HAWKEN

03 / LOCATION

BROADEN YOUR HORIZONS: DISCOVER REGENERATED WOKING

Woking is committed to an ambitious economic vision to be recognised, nationally and internationally, as a premier business location. To help realise this vision, Woking town centre is undergoing a major physical transformation, with over £200m committed to creating a high quality, modern environment where businesses choose to locate, and where people aspire to live.

You will find high-quality retail, entertainment and leisure facilities in Woking town centre. The town's wide range of cosy cafés, modern bars and popular restaurants will cater to any taste, including Bill's, Carluccio's and Côte Brasserie to name but a few.

LOCAL AMENITIES

EAT / DRINK

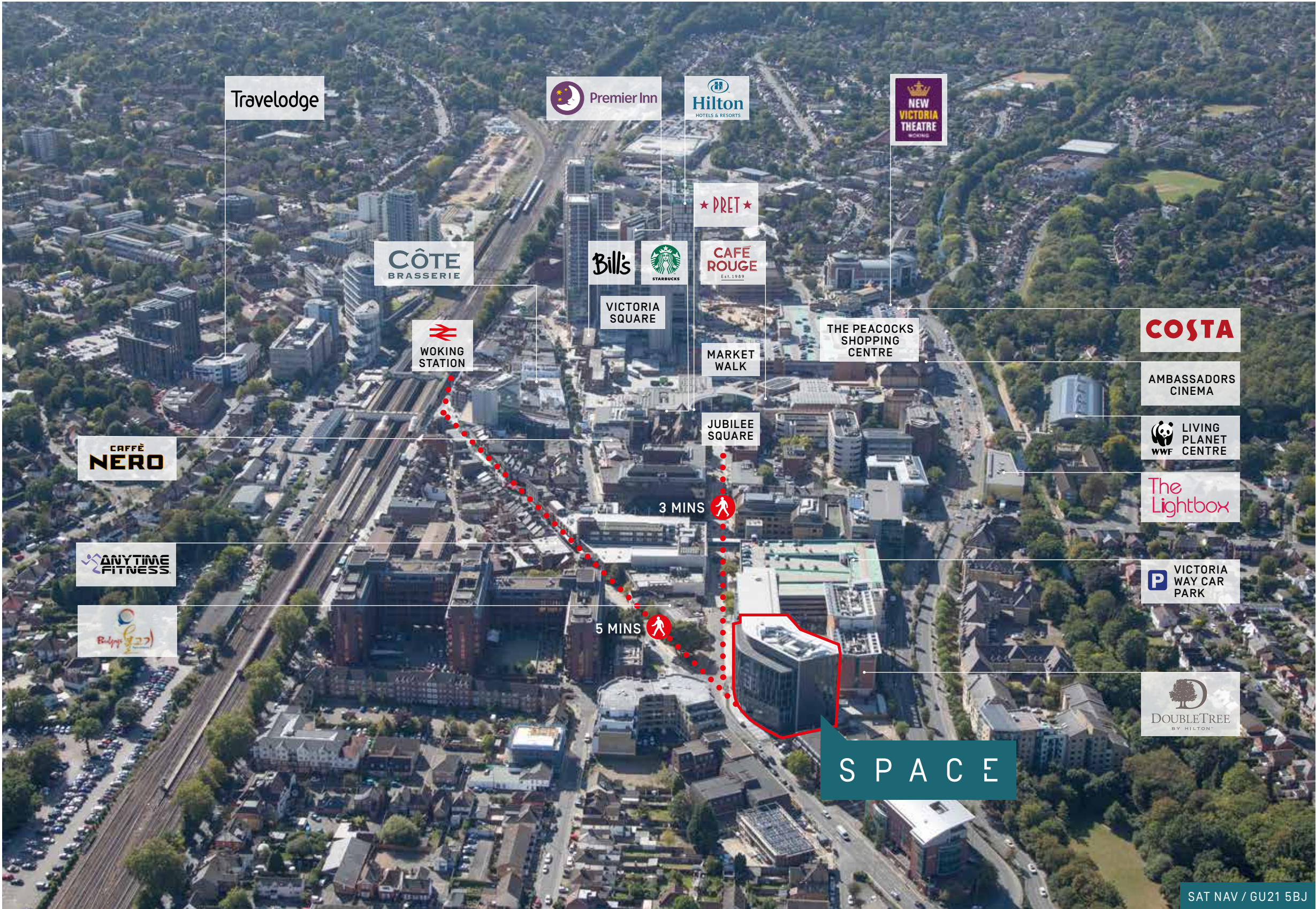
- Bill's Restaurant
- Bulgogi
- Café Rouge
- Caffè Nero
- Costa
- Côte Brasserie
- Pret A Manger
- Starbucks

RETAIL / LEISURE

- Anytime Fitness
- The Lightbox
- New Victoria Theatre
- Wolsey Place
- Jubilee Square
- Victoria Square (Due for completion 2021)
- The Peacocks Shopping Centre
- Ambassadors Cinema

STAY

- Premier Inn
- Doubletree by Hilton
- Travelodge
- Hilton Woking (part of new the Victoria Square development)





A TOWN TRANSFORMED

Shoppers will be spoilt for choice at the Peacocks and Wolsey Place shopping centres, the regenerated Jubilee Square, the adjoining Commercial Way and Victoria Square, which is due for completion in 2021.

The ambitious Victoria Square development will deliver 14,500 sq m of new retail space, residential apartments, 380 parking spaces and two public plazas. Located within the development will be the new Hilton Woking, due to open in early 2021. The hotel will feature 196 guest rooms, including 12 suites, as well as a ballroom for up to 500 people and 7,000 sq ft of meeting room space. This landmark development will add to the fast-growing town's already impressive business offer.

SPACE
68 CHERTSEY ROAD
WOKING GU21 5BJ



- 01 VICTORIA SQUARE**
Transformative development, due for completion in 2021. Image courtesy of Woking Borough Council and architects Benoy
- 02 JUBILEE SQUARE**
Discover high-end retail at Wolsey Place and Peacocks shopping centres
- 03 CÔTE BRASSERIE**
The popular French restaurant on Commercial Way
- 04 BILL'S RESTAURANT**
Warm and welcoming eatery on Commercial Way
- 05 HILTON WOKING**
Part of the new Victoria Square development, the hotel is due to open in early 2021



TRUE ENJOYMENT
COMES FROM ACTIVITY
OF THE MIND AND
EXERCISE OF THE
BODY; THE TWO
ARE EVER UNITED
WILHELM VON HUMBOLDT

- 01 WWF LIVING PLANET CENTRE**
Educational visitor centre and home to the World Wildlife Fund charity
- 02 THE LIGHTBOX**
Woking's exciting art gallery and museum
- 03 H.G. WELLS TRIPOD MONUMENT**
This striking public sculpture celebrates Woking as the birthplace of science fiction

- 04 ERIC BEDSER STATUE**
The life-size bronze statues of cricketing twins Sir Alex and Eric Bedser feature at each end of the Bedser Bridge
- 05 HORSELL COMMON**
The common offers trails, a peace garden and Wetland Farm and Café
- 06 SATURN TRAIL**
Explore these canalside paths by boat, cycle or on foot

LEISURE

There is a wide variety of leisure facilities in the area, including numerous health clubs and golf courses. For art-lovers, The Lightbox is a gallery space featuring regular exhibitions. In the Peacocks centre there is a multi-screen cinema screening all major releases.

HOUSING AND SCHOOLING

The town and its surroundings offer a full range of properties. Find everything from modern apartments to characterful town houses in desirable locations all over Woking.

Good schools are always a high priority for anyone with children, and the Woking area offers an excellent selection of highly-regarded state and private schools.

EXPLORE YOUR SURROUNDINGS

The Borough of Woking is made up of distinct neighbourhood areas and village centres. The Basingstoke Canal runs for nine miles through the Borough and is navigable by boat, foot or cycle. The Wey Navigation also provides boating and pleasant walks along its banks, and Horsell and Chobham Commons offer more than 2,000 acres of woods and heathland to explore.

LOCAL OCCUPIERS

With convenient transport links, exciting local culture and proximity to the M25, it's no surprise that Woking is already home to many national and international brands. The town has attracted the likes of Formula One racing giants McLaren and the globally renowned WWF.

0—5 MIN WALK

- Asahi
- Petrofac
- Skanska
- Fidessa
- McLaren
- Mercer
- Financial Express
- Plan International

6—10 MIN WALK

- Allianz
- WWF UK
- Mustang Engineering
- CapGemini
- Yum Brands

5 MIN DRIVE

- McLaren's HQ

WE ARE WHAT WE SEE.
WE ARE PRODUCTS OF
OUR SURROUNDINGS

AMBER VALLETTA





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DEVELOPER



LAMRON ESTATES LTD
www.lamron.co.uk

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