



SHW

**MAKING
PROPERTY
WORK**

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TO LET

OFFICE – 50,000 - 150,000 SQ FT (4,645 - 13,935 SQ M)

11-13 Victoria Way, Woking, Surrey, GU21 6DD

DESCRIPTION

Currently a cleared & hoarded site which occupies a prime location in Woking town centre, fronting Victoria Way & on the corner of Church Street West. The site is currently allocated (re: UA10) for employment use, with expired planning consent (PLAN/2007/0688) for a 17 storey office building totalling approx. 150,000 sq ft.

The site provides an opportunity (STP) for an occupier to influence the design & specification of the scheme to provide a best in class HQ office building only a short walk to Woking mainline train station.

LOCATION

The site occupies a prominent, prime town centre location opposite the Victoria Square development. The site fronts Victoria Way at the corner of Church Street West and so benefits from excellent road frontage.

Surrounding users include the Hilton and Premier Inn, Marks & Spencer, Gail's, Italia Conti drama school and multi-award winning office development, Forge.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground & 16 Upper Floors	150,000	13,935
TOTAL	150,000	13,935.00

AMENITIES / OPPORTUNITY

- Suitable subject to planning for new HQ office building
- Occupier can influence design & specification
- Corner of Victoria Way & Church Street West
- Expired consent for 17 storey office building

RENT

On application

RATES

The current 2023 Rateable Value of the property is

VAT

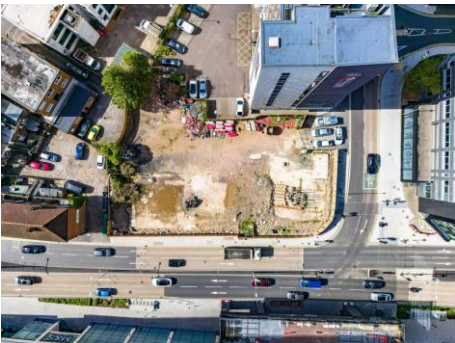
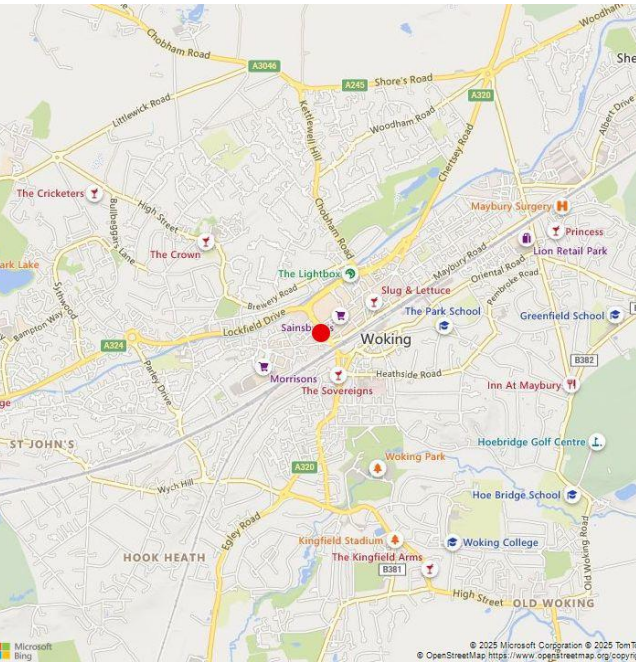
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS –

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