Office
TO LET

CURCHOD&CO



St Andrews House

West Street, Woking, GU21 6EB

Town centre offices

4,799 to 43,153 sq ft

(445.84 to 4,009.04 sq m)

- Spacious and newly modernised reception
- 24 hour manned security
- 2x 6 person passenger lift and goods lift
- VRF air conditioning
- LED lighting
- Suspended ceilings
- Underfloor trunking
- 4 showers and disabled WC
- New secure bike storage with lockers
- Basement car parking at a ratio of 1:930 sq.ft.

St Andrews House, West Street, Woking, GU21 6EB

Summary

Available Size	4,799 to 43,153 sq ft
Rent	£27.50 - £32.50 per sq ft For CAT A, £32.50 for CAT A+
Rates Payable	£13.20 per sq ft
Service Charge	£11.78 per sq ft
EPC Rating	B







Description

St. Andrew's House is a modern 6 storey office building in the heart of Woking town centre. Its newly refurbished reception is complemented by 24-hour manned security and secure on site car parking at surface level and in the basement.

The second floor south wing of St Andrew's House has been fully refurbished to provide 6,824 sq ft (634 sq m) of modern open plan space with a raft ceiling finish. The whole third floor of 11,995 sq ft is available fully fitted and furnished to provide a high quality environment, ready for immediate occupation and offering significant cost savings for an incoming occupier. The floor can be split into two wings to provide from 4,799 sq ft. The whole of the first floor is also available providing 12,419 sq ft of modern office space.

Location

The property is located in the heart of Woking town centre in West Street close to the main Jubilee Square, Victoria Place Shopping Centre and Peacocks Shopping Centre, within a 5 minute walk from the mainline railway station.

Woking town centre has benefitted from extensive regeneration and investment over recent years which has led to an enthusiastic public realm including retail space, hotel, restaurants and leisure amenities. In addition to this the new Victoria Square development provides over 400 new residential apartments and 380 car parking spaces and two public plazas. In addition to this is the 189 bedroom Woking Hilton Hotel, which includes a stylish sky bar, conference facilities and on site restaurants. Woking benefits from exceptional road and rail connectivity with road links to the A3, M25 Junction 10 and 11 and Woking railway station provides regular rail services to London Waterloo with a fastest journey time of 25 minutes and up to eight direct trains per hour.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Floor	12,419	1,153.76
2nd - Part Second Floor South	6,824	633.97
3rd - Part Floor - North Wing	4,799	445.84
3rd - Part Floor - South Wing	7,156	664.81
3rd - Floor	11,955	1,110.66

Terms

Available on a new lease for a term to be agreed.

The quoting rent of CAT A space is available at £27.50 per sq ft. CAT A+ office space is available at £32.50 per sq ft.

Anti Money Laundering

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

Viewing & Further Information

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More properties @ curchodandco.com

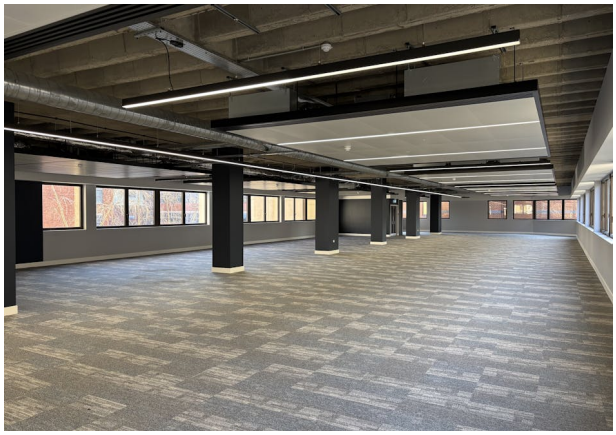
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 29/09/2025


ST ANDREWS HOUSE









St. Andrew's House

Woking GU21 6EB



Contemporary design-led offices located in the heart of the town centre

Fully fitted & furnished 3rd floor and refurbished 2nd floor providing a high quality working environment

Whole of first floor available

Ready for immediate occupation

4,799 sq ft – 31,198 sq ft

standrewshouse-woking.com

St. Andrew's House

St. Andrew's House is a modern 6-storey office building in the heart of Woking town centre. Its newly refurbished reception is complemented by 24-hour manned security and secure on-site car parking at surface level and in the basement.

The second floor south wing of St Andrew's House has been fully refurbished to provide 6,824 sq ft (634 sq m) of modern open plan space with a raft ceiling finish.

The whole third floor of 11,955 sq ft is available fully fitted and furnished to provide a high quality environment, ready for immediate occupation and offering significant cost savings for an incoming occupier. The floor can be split into two wings to provide from 4,799 sq ft.

The whole of the first floor is also available providing 12,419 sq ft of modern offce space.

Second floor

- Open plan offices
- Comprehensive under floor trunking
- VRF air conditioning
- Raft ceiling system
- EPC B
- LED lighting
- 7 car spaces

Third floor

- Fully fitted & furnsihed
- Comprehensive under floor trunking
- VRF air conditioning
- Exposed services finish
- EPC B
- LED lighting
- 12 car spaces



Building

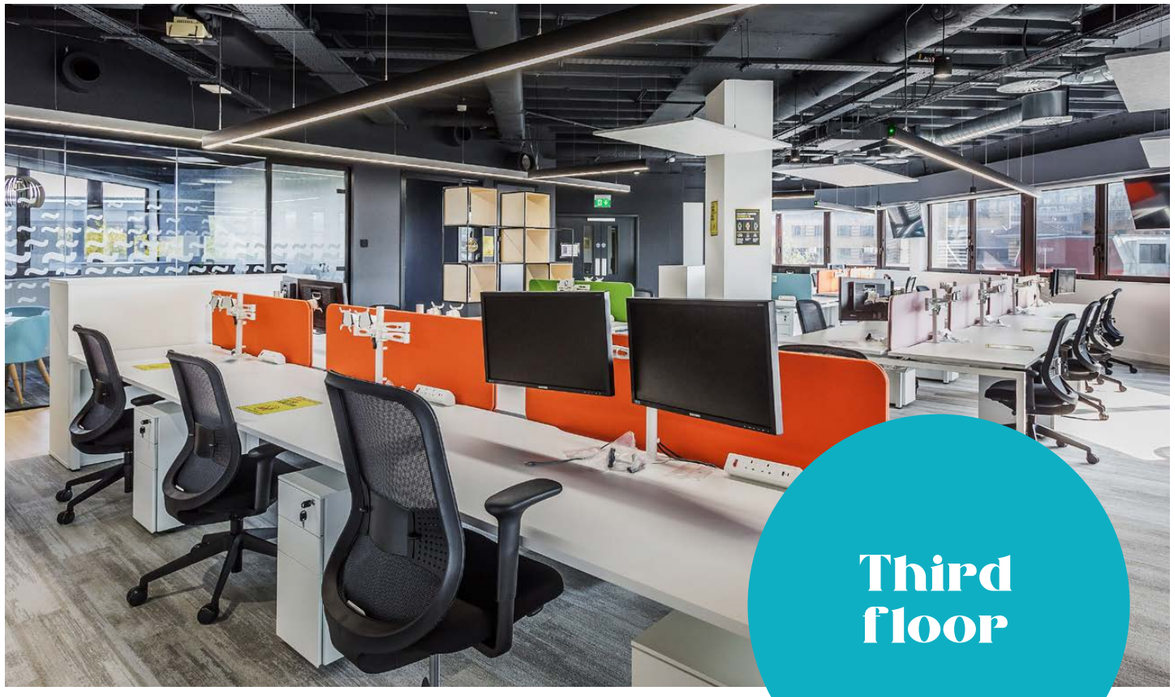
- High-quality reception
- 24 hour manned security
- Two six-person passenger lifts
- On-site building manager
- Secure on-site parking


2nd floor:
Contemporary
finish
featuring a
raft ceiling
system



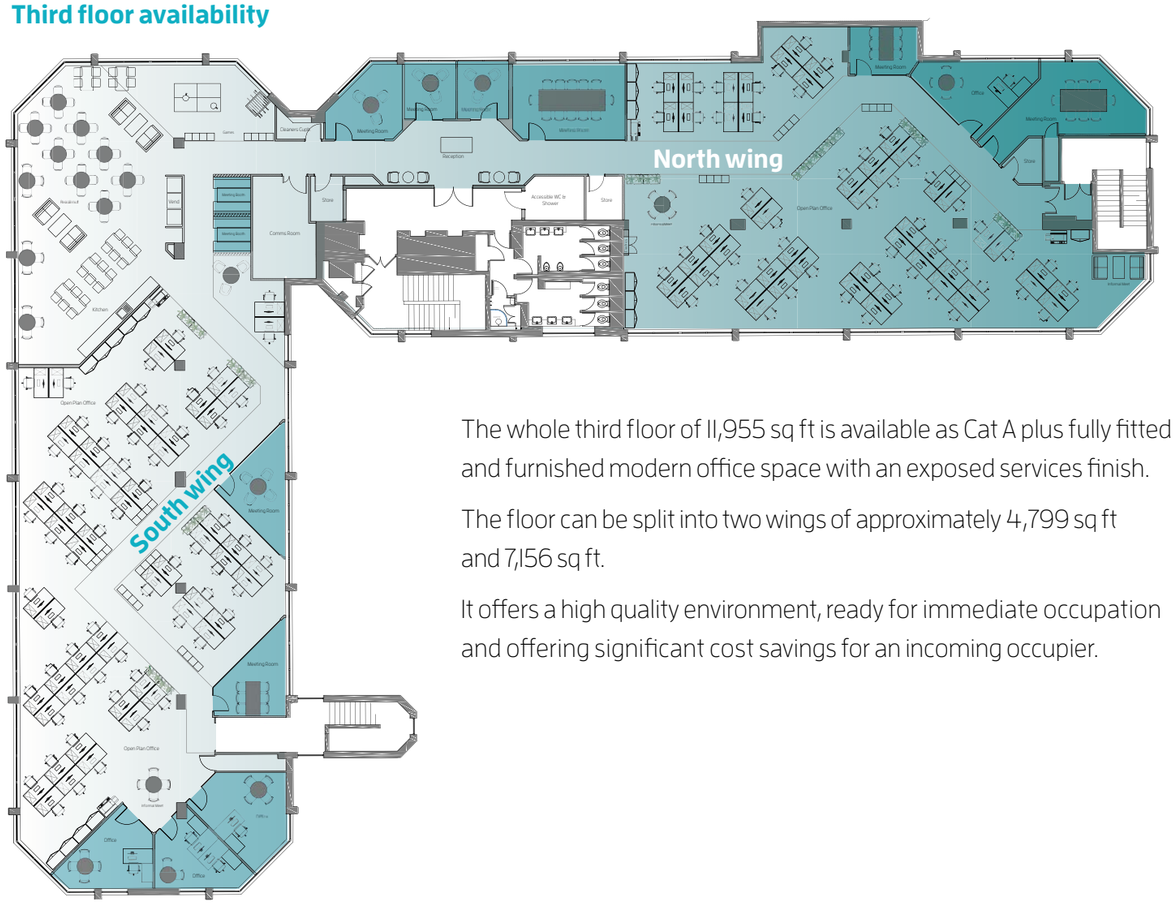
3rd floor: Fully fitted & furnished ready for immediate occupation

Photo taken September 2020



Third floor

Third floor availability



The whole third floor of 11,955 sq ft is available as Cat A plus fully fitted and furnished modern office space with an exposed services finish.

The floor can be split into two wings of approximately 4,799 sq ft and 7,156 sq ft.

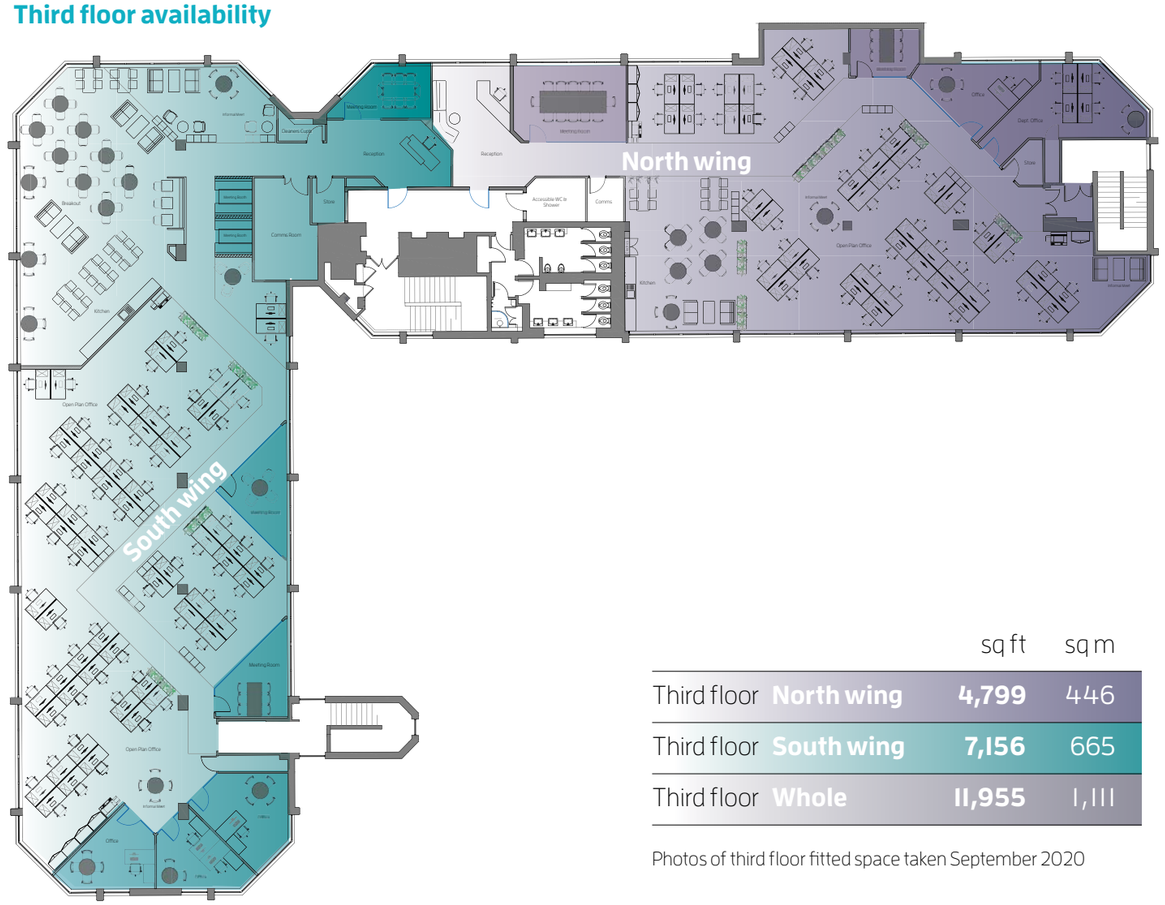
It offers a high quality environment, ready for immediate occupation and offering significant cost savings for an incoming occupier.







Third floor availability

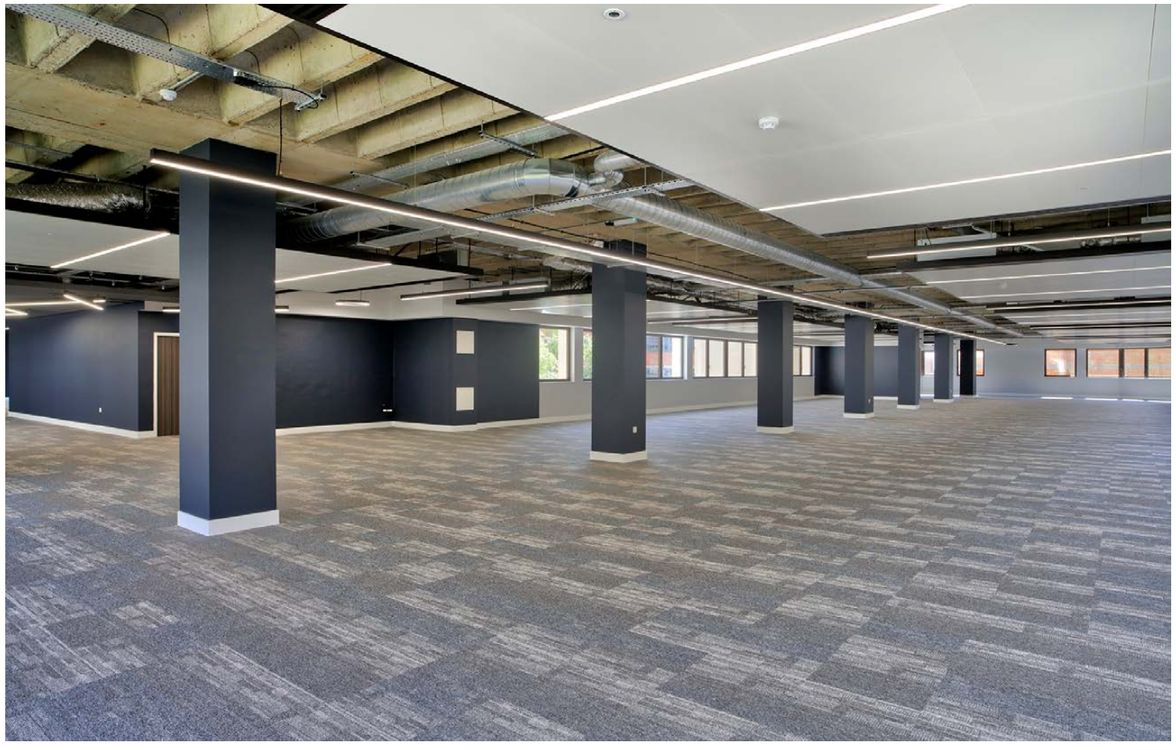


		sq ft	sq m
Third floor	**North wing**	**4,799**	446
Third floor	**South wing**	**7,156**	665
Third floor	**Whole**	**11,955**	1,111

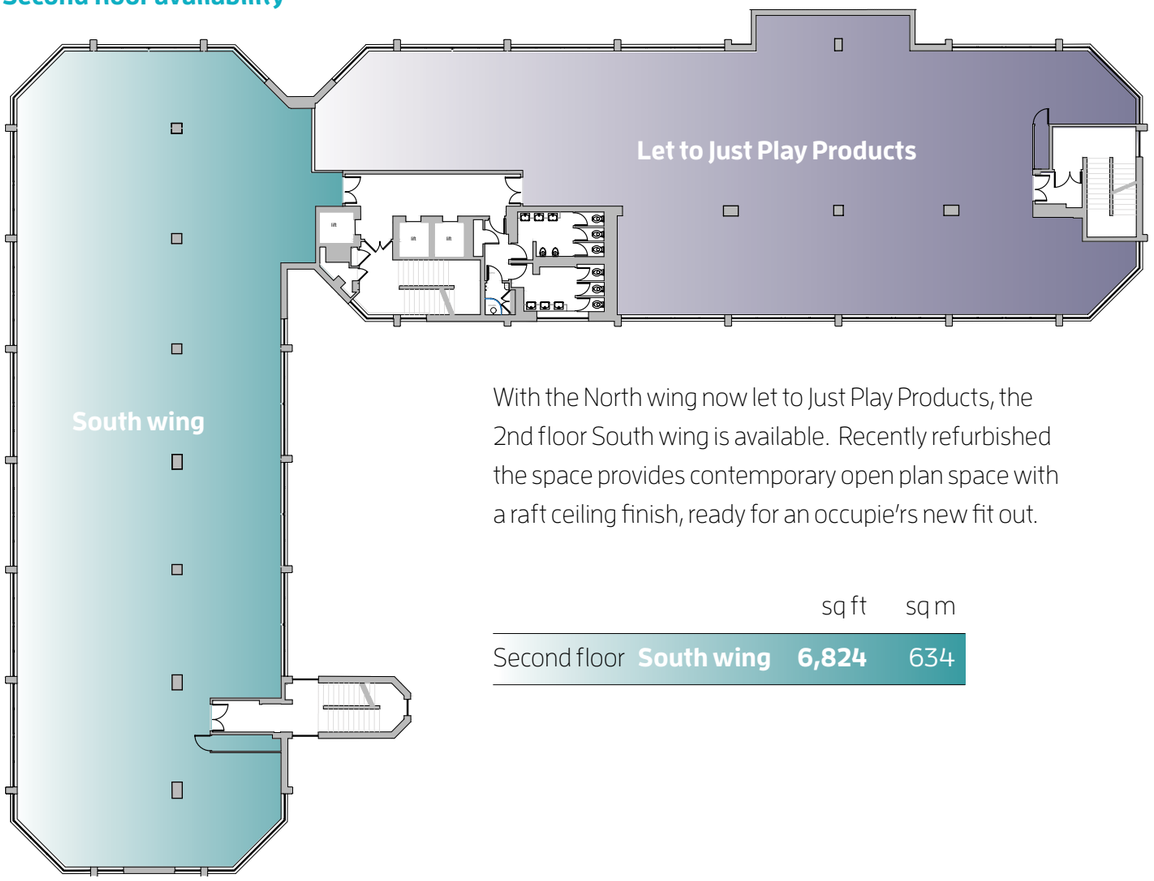
Photos of third floor fitted space taken September 2020



Second floor



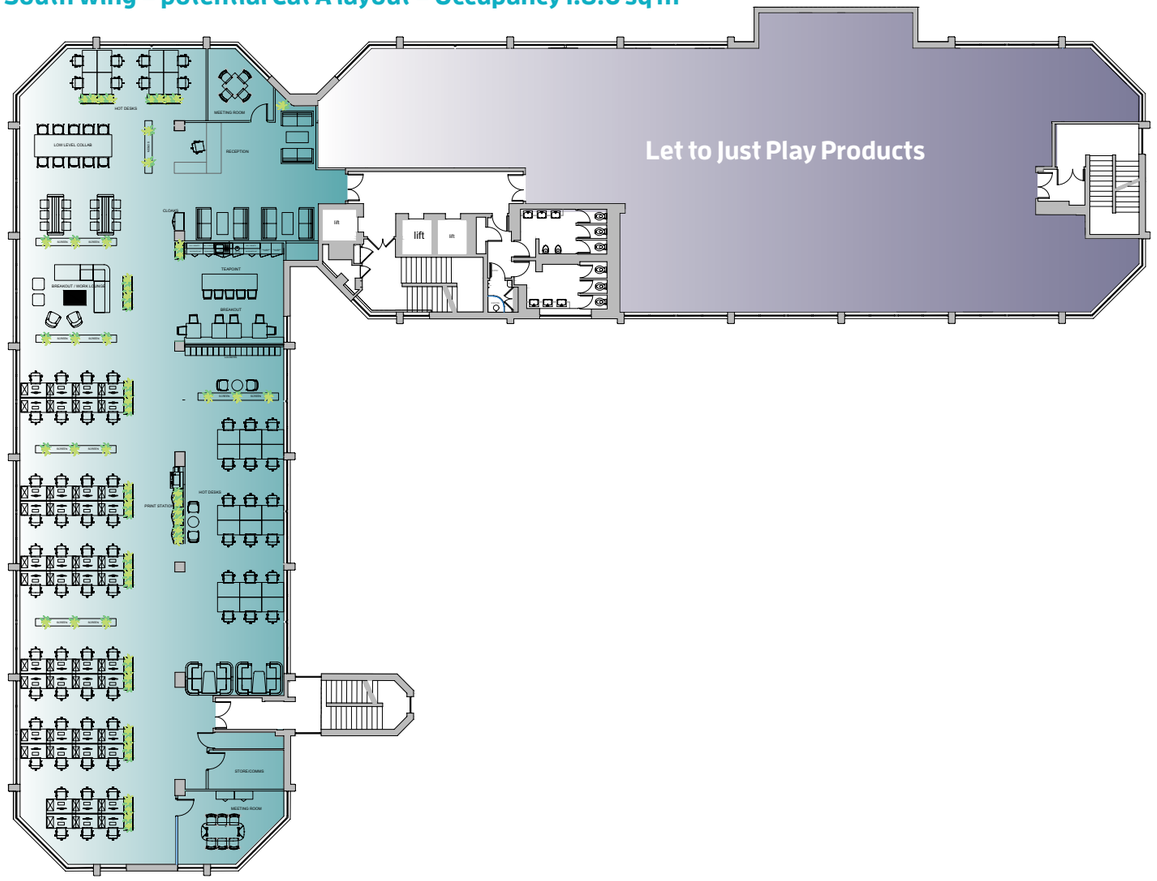
Second floor availability

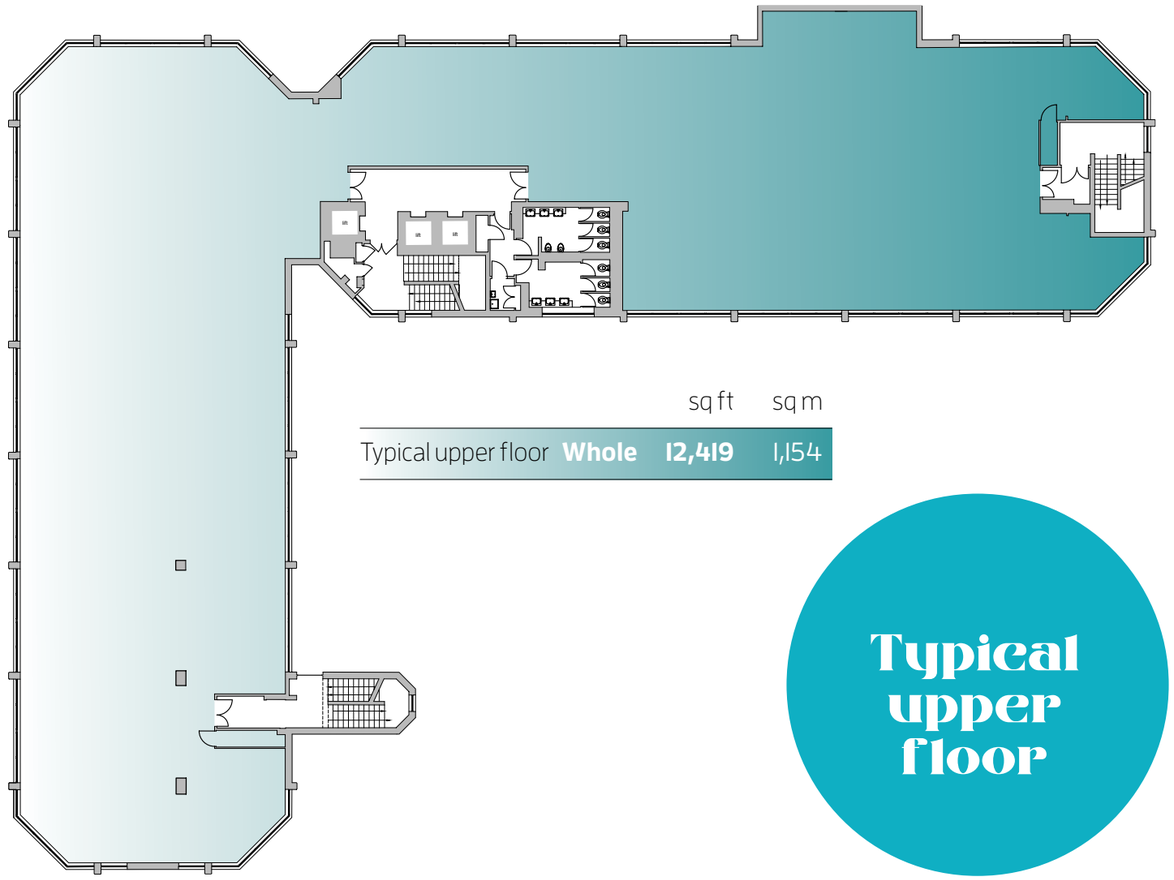


With the North wing now let to Just Play Products, the 2nd floor South wing is available. Recently refurbished the space provides contemporary open plan space with a raft ceiling finish, ready for an occupie'rs new fit out.

		sq ft	sq m
Second floor	**South wing**	**6,824**	634

South wing – potential Cat A layout – Occupancy I:8.6 sq m





		sq ft	sq m
Typical upper floor	**Whole**	**12,419**	1,154

Typical upper floor





In the new heart of town

Woking is home to numerous major occupiers including the international headquarters for World Wide Fund for Nature, Asahi UK, Capgemini, Colgate, KONE, McLaren, MSC Cruises, Nomad Foods, Petrofac, and Yum Foods.

St Andrew's House has always attracted a high calibre of tenant due to its central location.

Close to a range of amenities



An exciting new Woking

St. Andrew's House is situated in West Street, close to the regenerated Jubilee Square in Woking town centre, just a 5 minute walk from the station.

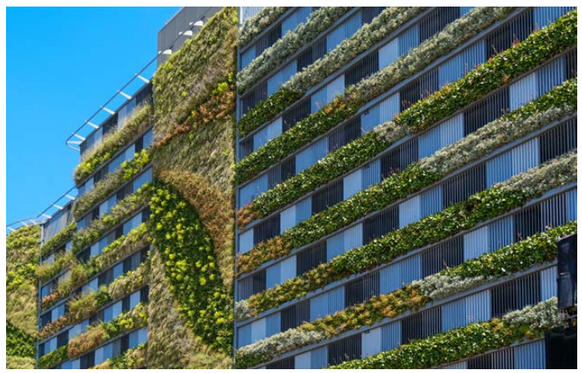
The town centre has been extensively regenerated through an investment program, led by Woking Borough Council, providing improved public spaces, retail, hotel and restaurant amenities.

The Victoria Square development provides 14,500 sq m of new retail space including Marks and Spencer Food, over 400 new residential apartments, 380 parking spaces and two public plazas.

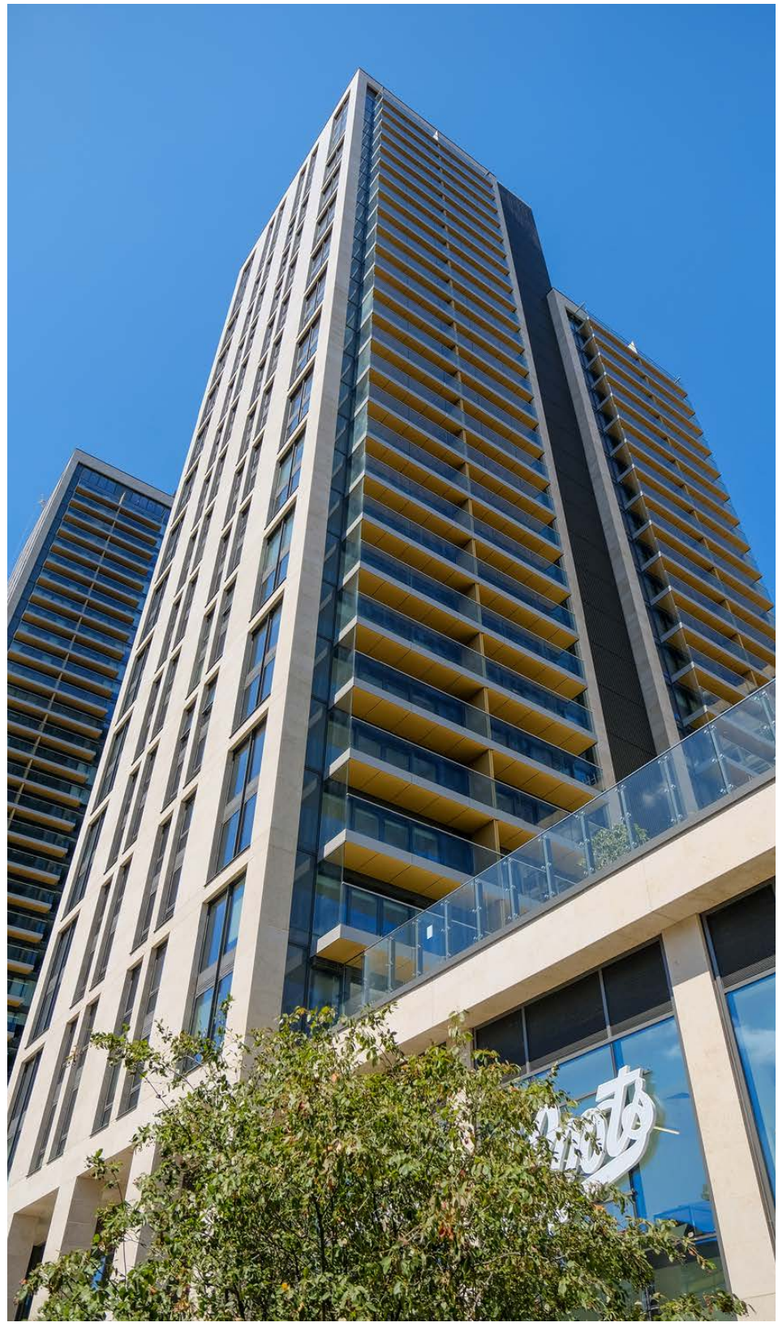
Located within the development is the landmark 189 bedroom Hilton Woking which will include senior and junior suites, a new lobby bar, all-day dining restaurant, stylish sky bar, conference facilities and an on-site café.

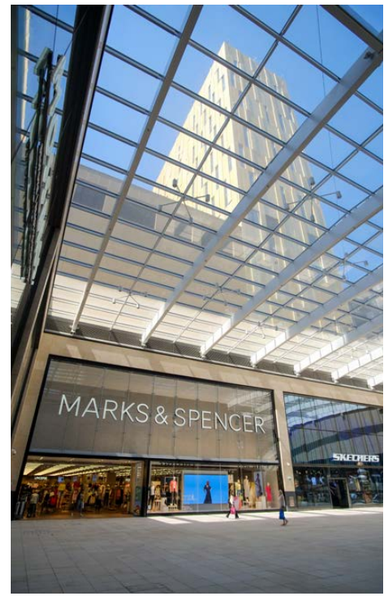
Soon, a green, pedestrian-friendly quarter centred on Goldsworth Road will transform the town centre with a comprehensive residential-led, mixed-use quarter.

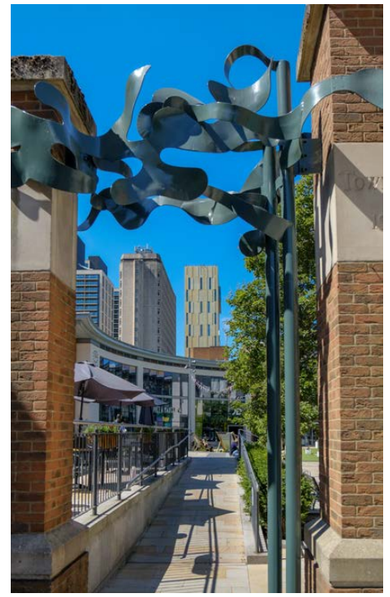


















A vibrant, green, mixed-use town centre

Connected Woking

Woking is a key South East office location with exceptional road and rail connectivity. It has excellent road links, with the A3 approximately 5 miles to the south east, providing access towards central London to the north and Portsmouth to the south. Junction 10 of the M25 is approximately 7 miles to the east.

Woking Railway Station provides regular rail services to London Waterloo with a fastest journey time of 24 minutes and up to 15 trains per hour. Heathrow Airport is within approximately 13.5 miles of Woking and can be reached easily via the M25.

Road distances	miles
M25 Junction 11	5
M3 Junction 3	7.5
Heathrow Airport	13.5
Central London	25
Gatwick Airport	35

Source: Google Maps

Train journey times	mins
Guildford	7
Clapham Junction	19
London Waterloo	24
Gatwick Airport	55
Southampton Airport	41

Source: National Rail

SAT NAV GU21 6EB



Terms

The accommodation is available on new full repairing leases direct from the Landlord.

Viewing

Please contact the joint agents for further information.

standrewshouse-woking.com

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