

# 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

[standrewhouse-woking.com](http://standrewhouse-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 office space.



**2nd floor:  
Contemporary  
finish  
featuring a  
raft ceiling  
system**



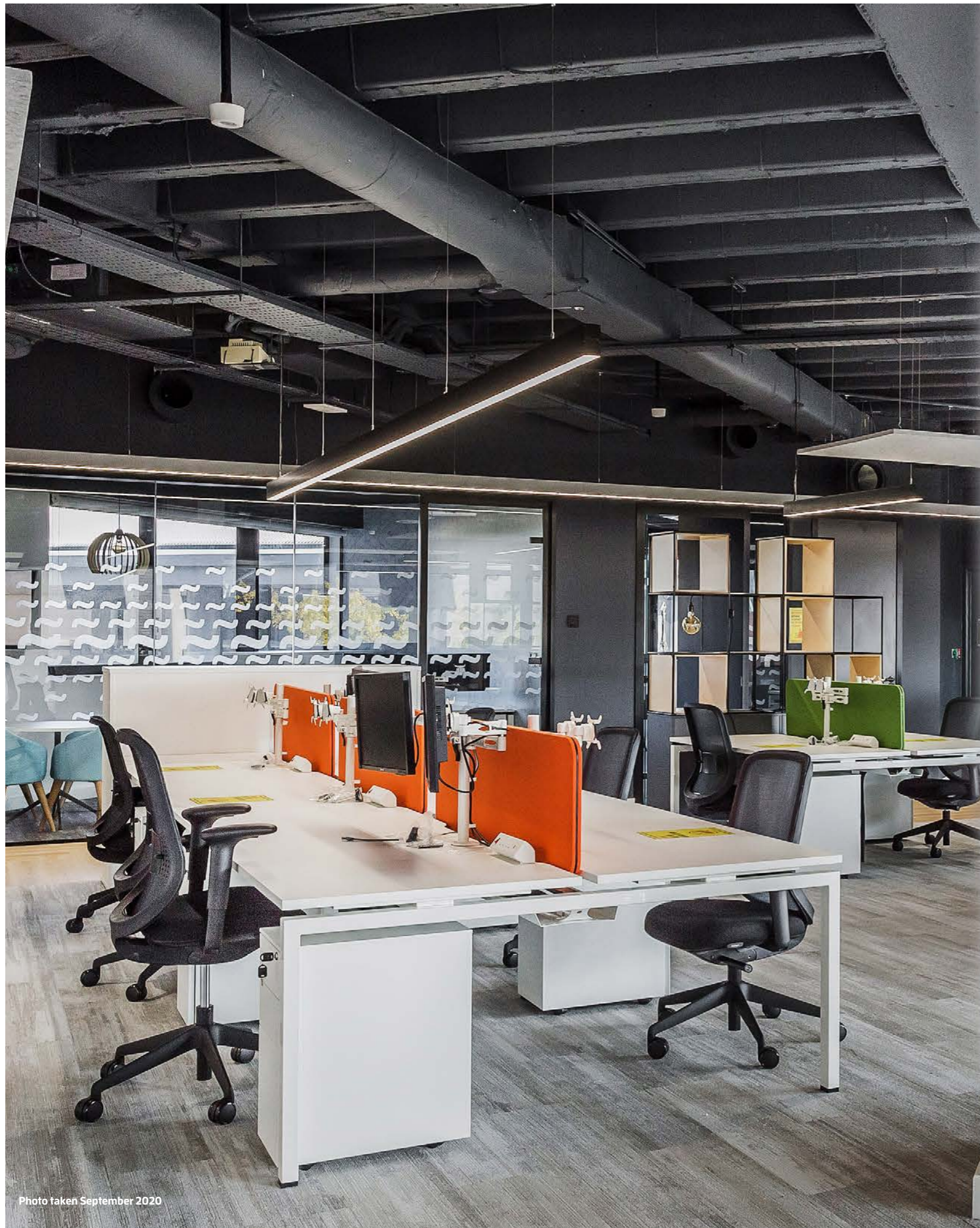
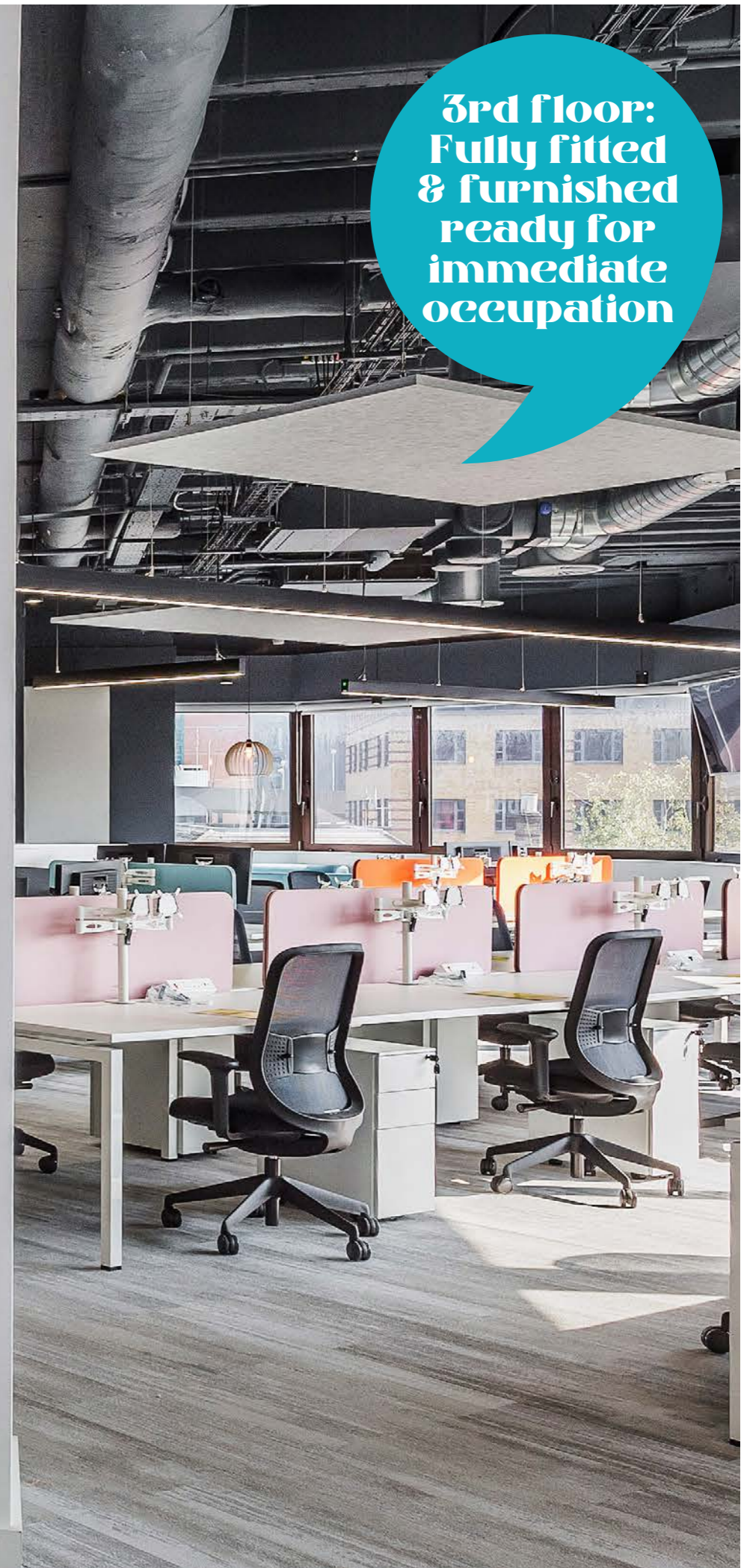


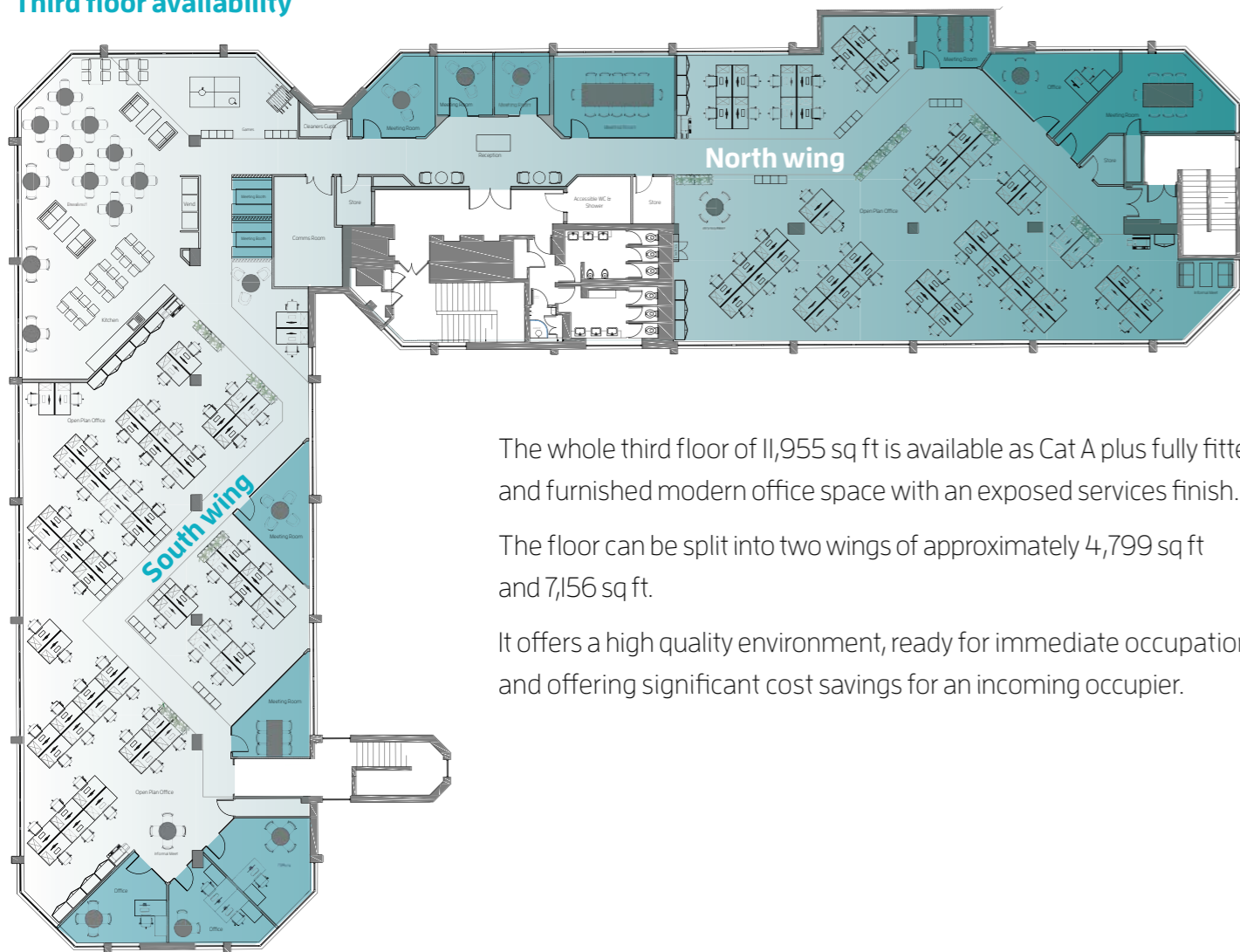
Photo taken September 2020



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



**Third floor availability**

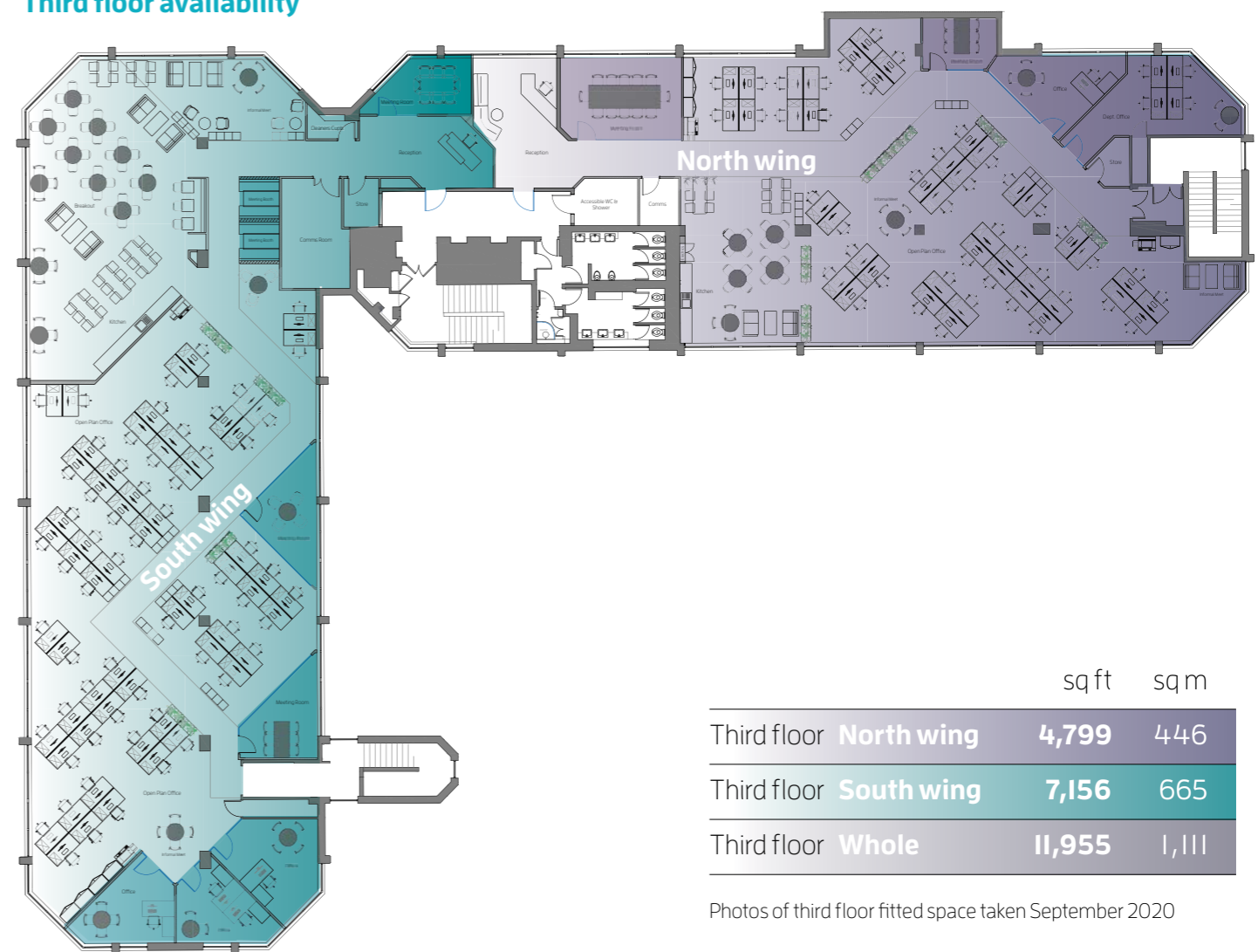


The whole third floor of 11,955 sq ft is available as Cat A plus fully fitted and furnished modern office space with an exposed services finish.

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**

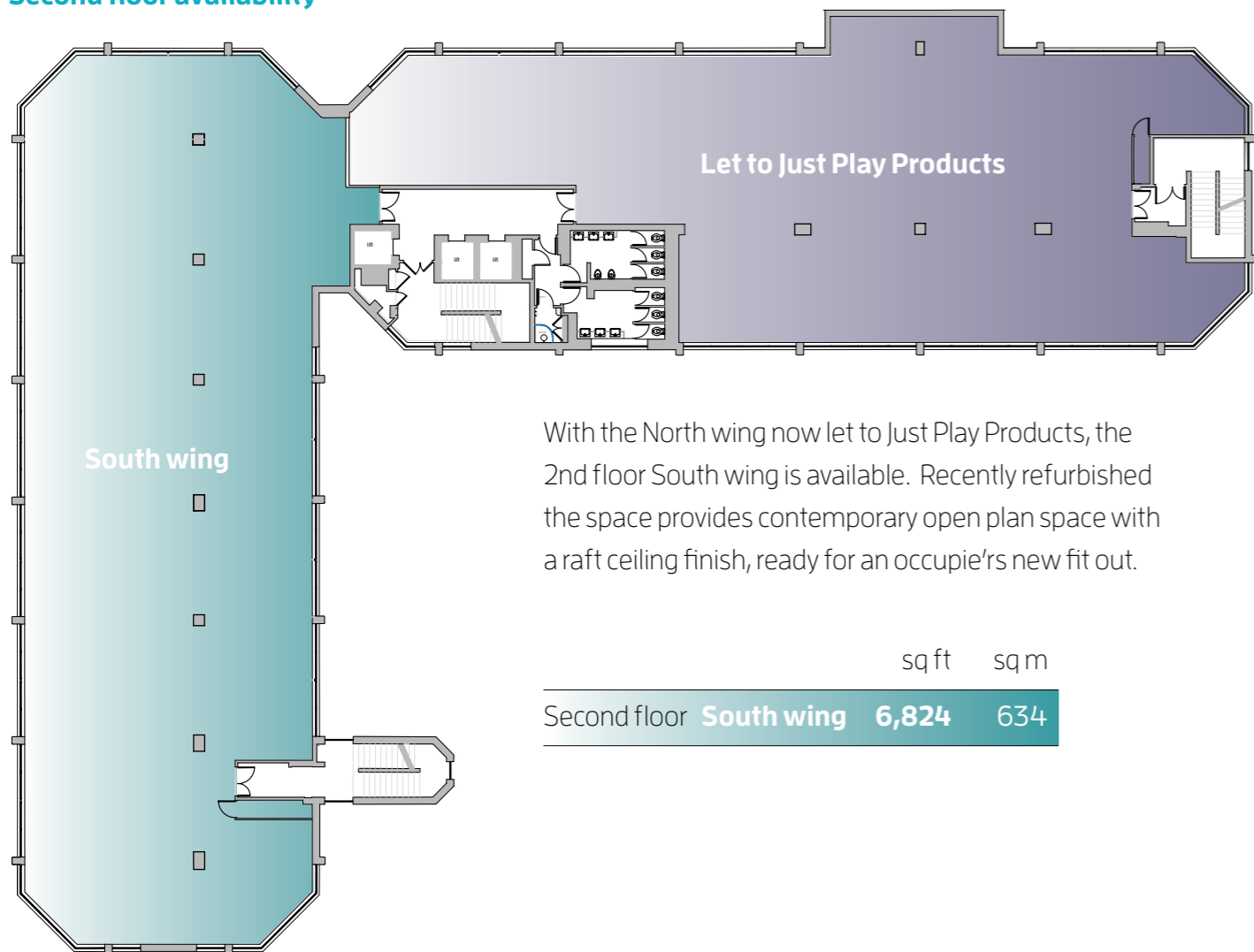


|                        | sq ft  | sq m  |
|------------------------|--------|-------|
| Third floor North wing | 4,799  | 446   |
| Third floor South wing | 7,156  | 665   |
| Third floor Whole      | 11,955 | 1,111 |

Photos of third floor fitted space taken September 2020



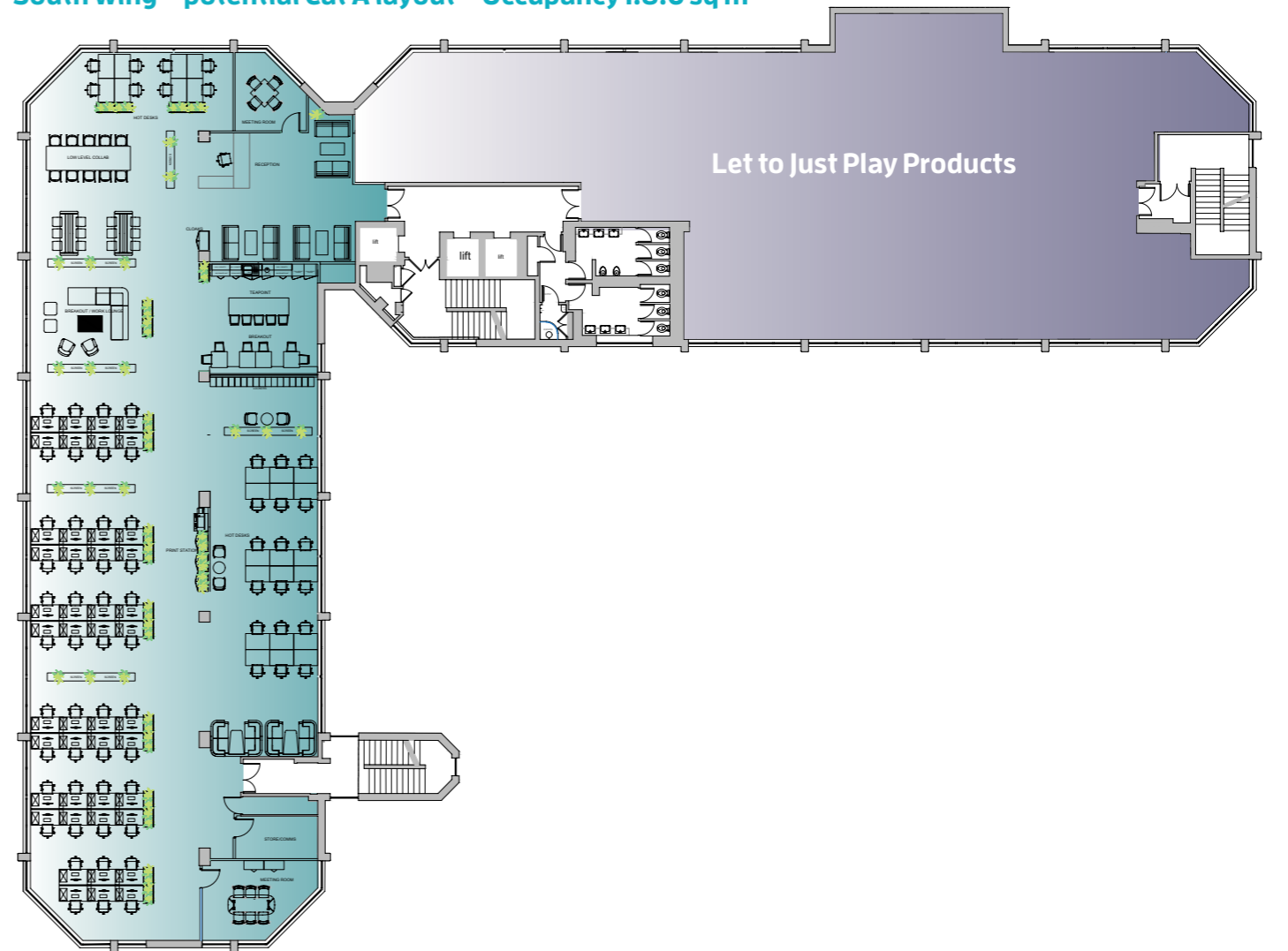
**Second floor availability**

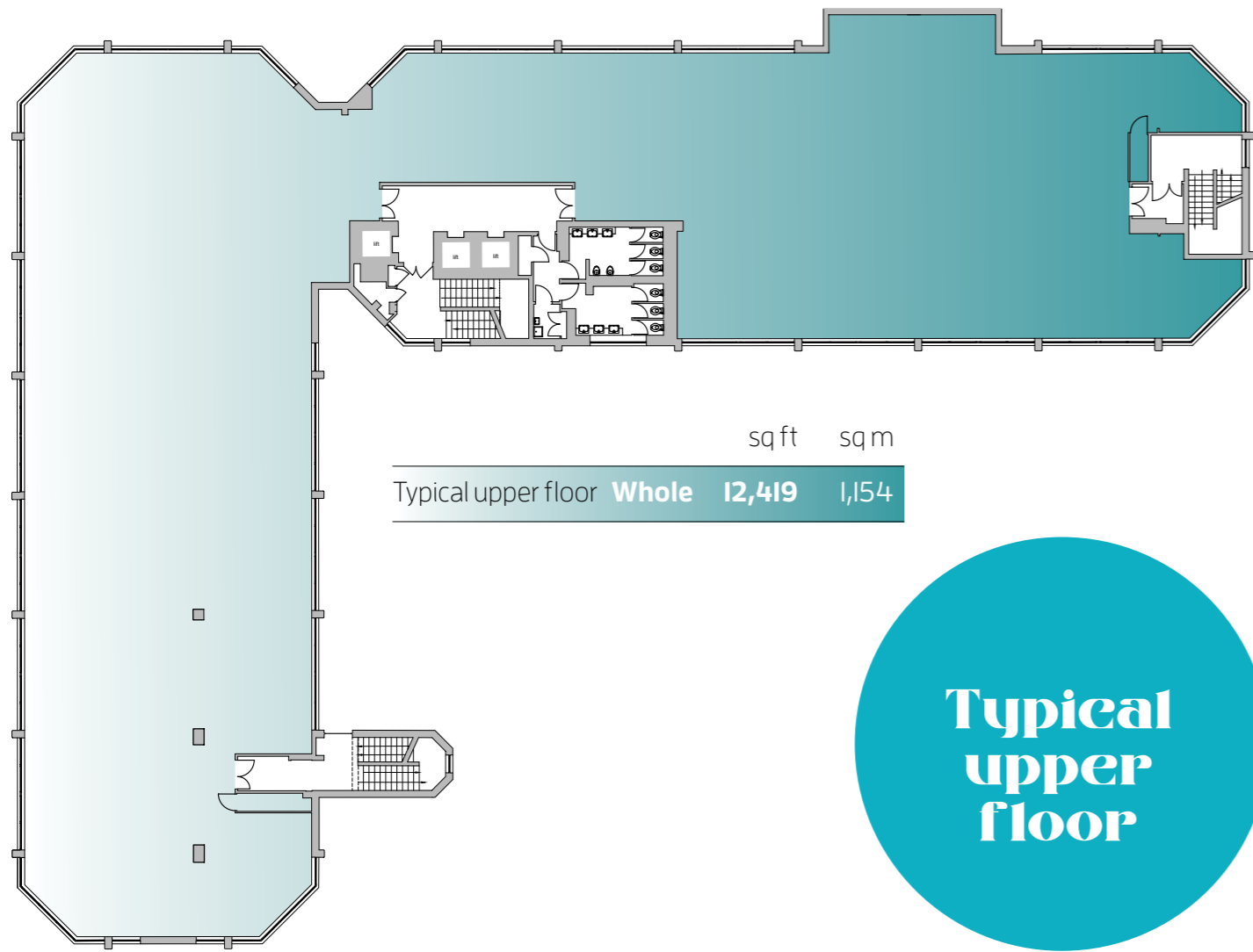


With the North wing now let to Just Play Products, the 2nd floor South wing is available. Recently refurbished the space provides contemporary open plan space with a raft ceiling finish, ready for an occupier's new fit out.

|                         | sq ft | sq m |
|-------------------------|-------|------|
| Second floor South wing | 6,824 | 634  |

**South wing – potential Cat A layout – Occupancy 1:8.6 sq m**





**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, McLaren, Capgemini, Yum Foods, Petrofac, Skanska, Mercers, Mustang Engineering, Nomad Foods, and Colgate.

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

Close to a range of amenities

Travelodge

itsu

TESCO

Premier Inn

Hilton  
HOTELS & RESORTS

VICTORIA SQUARE

NEW VICTORIA THEATRE WOKING

CÔTE BRASSERIE

WOKING STATION

STARBUCKS

PRET

COSTA

STREET BURGER  
GORDON RAMSAY

THE PEACOCKS SHOPPING CENTRE

AMBASSADORS CINEMA

LUCIANO'S

MARKET WALK

JUBILEE SQUARE

ISLAND HOUSE

CAFFÈ NERO

5 MINS

LIVING PLANET CENTRE  
WWF

ANYTIME FITNESS

VICTORIA WAY CAR PARK

St. Andrew's House

The Lightbox

DOUBLETREE BY HILTON

**An exciting new Woking**

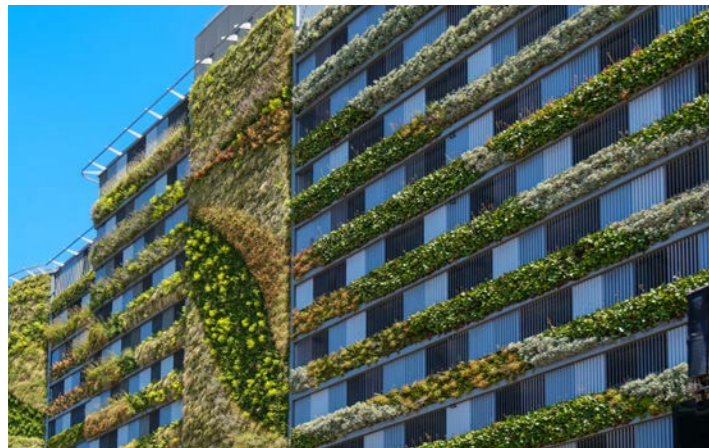
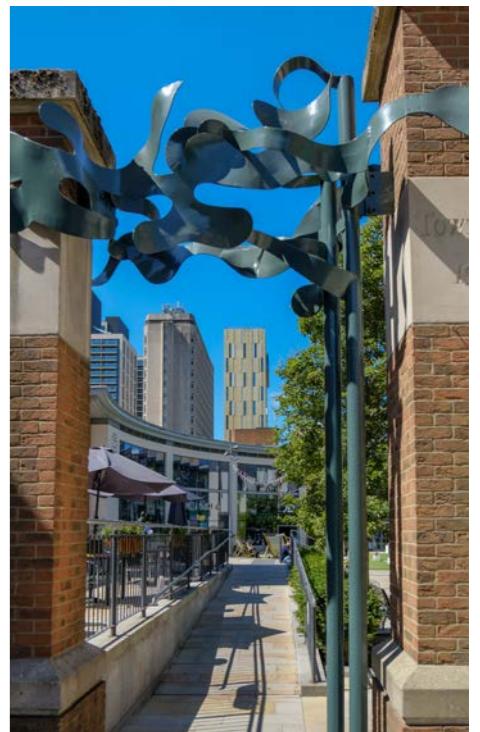
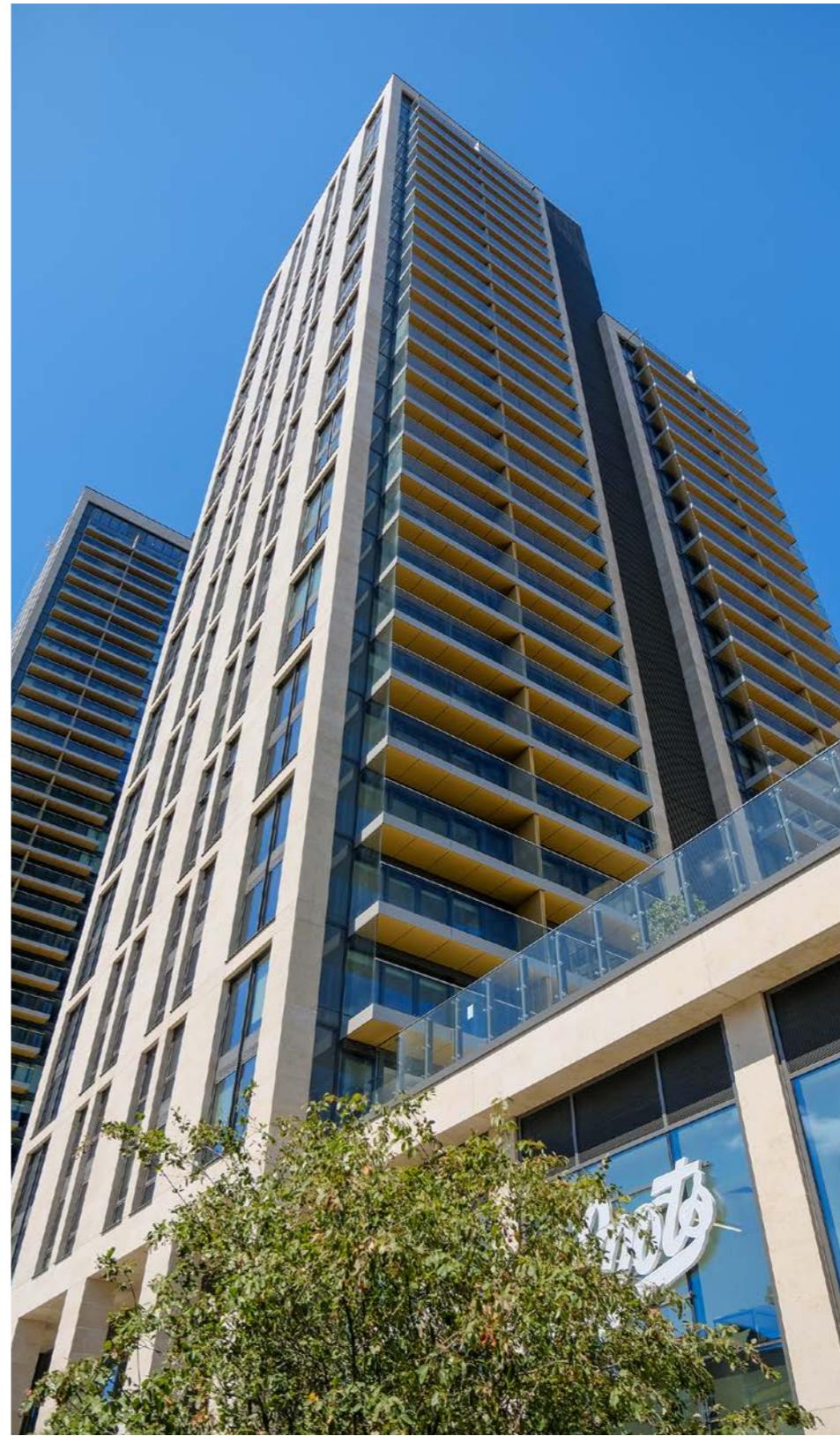
St. Andrew's House is situated in West Street, close to the regenerated Jubilee Square in Woking town centre, just a 5 minute walk from the station.

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.

**bray  
fox  
smith**

**Toby Lumsden**  
tobylumsden@brayfoxsmith.com  
07796 444379

**Matthew Smith**  
matthewsmith@brayfoxsmith.com  
07436 976 049



**Piers Leigh**  
pleigh@curchodandco.com  
07967 726301

**Kyran Copestick**  
kcopestick@curchodandco.com  
07570 682204

**standrewshouse-woking.com**

Misrepresentation Act: The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents / prices quoted in these particulars may be subject to VAT in addition. February 2025.