

# SPACE+

4,405 / 4,610 SQ FT  
FITTED OFFICE SUITES



## READY FITTED OFFICE SUITES

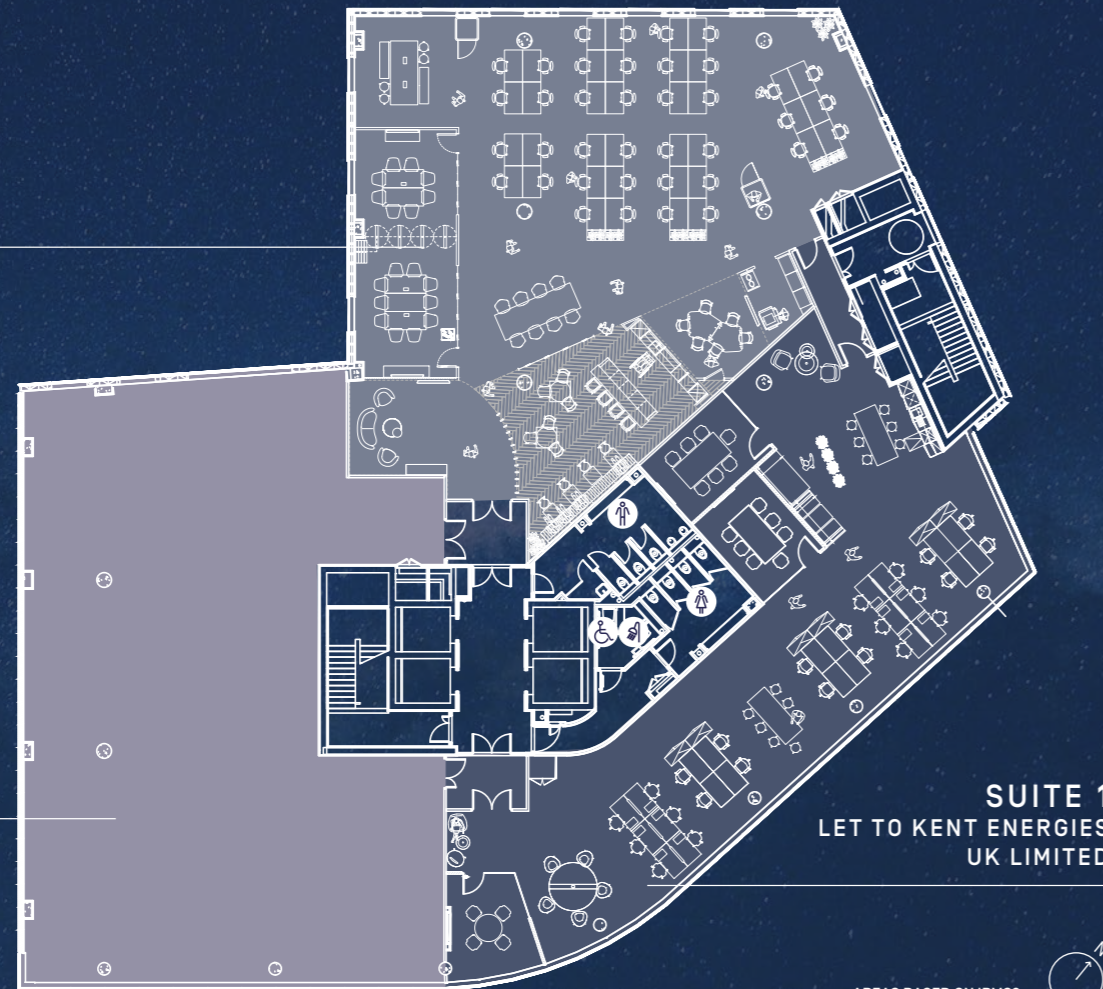
SPACE+ gives your business the opportunity to be based in Woking's newest and greenest office building.

Whether you are a start-up, an established corporate or you are setting up a satellite office, SPACE+ provides a ready-made office solution. Suite 2 is furnished and IT ready, providing a kitchen, break out area, meeting rooms and 38 desks.

SUITE	SQ FT	PARKING SPACES
Suite 1	Let to Kent Energies UK Limited	
Suite 2 (ready to occupy)	4,405	4
Suite 3	4,610	4

**SUITE 2**  
READY TO OCCUPY  
4,405 SQ FT

**SUITE 3**  
COMING SOON  
4,610 SQ FT



### SUITE 2

- 1 WELCOME LOUNGE
- 2 MEETING ROOMS (1 x 4 PERSON AND 1 x 10 PERSON)
- 38 DESKS
- 2 PHONE BOOTHS
- 1 ENCLOSED MEETING BOOTH
- 1 BREAKOUT AREA
- 2 COLLABORATIVE AREAS

## 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 is rated EPC A, BREEAM 'Excellent' and is also targeting a Fitwell 2 star rating. Space will have a Communicate Internal Fibre provision which will give an occupier immediate and instantaneous internet access and connections.

### DESIGNED FOR THE FUTURE

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



HIGHLY EFFICIENT VRV AIR CONDITIONING



SHOWERS IN BASEMENT AND ON EVERY TENANT FLOOR



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



90 TOTAL CAR PARKING SPACES  
1:947 PER SQ FT (IPMS 3)



100 CYCLE SPACES AND A BIKE REPAIR STATION



10 ELECTRIC VEHICLE CHARGING POINTS

## SPACIOUS AMENITIES

Whether you want to grab a coffee, a spot of lunch, take part in an exercise class or just want somewhere different to work, the stunning new double height amenity lounge with Flying Bean Café has everything you could possibly require.



STUDIO SPACE



2 MEETING ROOMS AND BREAKOUT AREAS



WIFI



CAFÉ





CGIs of Suite 2

JOINT AGENTS



EDWARD SMITH  
T: +44 (0)20 7318 5136  
E: [edward.smith@realestate.bnpparibas](mailto:edward.smith@realestate.bnpparibas)

JAMES LITTLE  
T: +44 (0)7350 404732  
E: [james.little@realestate.bnpparibas](mailto:james.little@realestate.bnpparibas)

[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)



PETER YORK  
T: +44 (0)7880 737182  
E: [peter.york@cbre.com](mailto:peter.york@cbre.com)

DOM CLARKE  
T: +44 (0)7766 721036  
E: [dom.clarke@cbre.com](mailto:dom.clarke@cbre.com)

[www.cbre.com](http://www.cbre.com)



SIMON FITCH  
T: +44 (0)1483 723344  
E: [simon.fitch@hurstwarne.co.uk](mailto:simon.fitch@hurstwarne.co.uk)

PETER RICHARDS  
T: +44 (0)1483 723344  
E: [peter.richards@hurstwarne.co.uk](mailto:peter.richards@hurstwarne.co.uk)

[www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. March 2025.