

# 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. Each of the three suites will be furnished and IT ready, providing a kitchen, break out area, meeting rooms and desks.

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

SUITE 2  
COMING SOON  
4,405 SQ FT

SUITE 3  
COMING SOON  
4,610 SQ FT



SUITE 1  
LET TO KENT ENERGIES  
UK LIMITED

AREAS BASED ON IPMS3



- 3 MEETING ROOMS  
(1 x 4 PERSON AND 2 x 7 PERSON)
- 12 DESKS
- 1 OPEN MEETING BOOTH
- 1 ENCLOSED MEETING BOOTH
- 1 TEA POINT
- 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.



GYM AND  
STUDIO SPACE



2 MEETING ROOMS AND  
BREAKOUT AREAS



WIFI



CAFÉ







Images of Suite 1

#### JOINT AGENTS



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

**REBECCA HEWITT**  
T: +44 (0)7776 636539  
E: [rebecca.hewitt@realestate.bnpparibas](mailto:rebecca.hewitt@realestate.bnpparibas)  
[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)



**MATT WILLCOCK**  
T: +44 (0)207 182 2491  
E: [matt.willcock@cbre.com](mailto:matt.willcock@cbre.com)

**PETER YORK**  
T: +44 (0)20 7182 3280  
E: [peter.york@cbre.com](mailto:peter.york@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. November 2023.