



ONE
CROWN
SQUARE
WOKING

HIGH QUALITY FLEXIBLE
OFFICE SUITES

One Crown Square · Woking GU21 6HR

onecrownsquare.com

One Crown Square provides small and medium sized businesses with an exceptional working environment

WOKING

One Crown Square is an impressive and comprehensively refurbished office building in the heart of Woking town centre only 200 metres from the train station. As well as the remodelled reception, occupiers will benefit from a concierge service and the on-site café.

Woking has benefited from significant investment in its streetscape, infrastructure and environment to deliver a thriving town centre. These improvements continue to attract increasing numbers of business and residential occupiers, with a pedestrianised zone that provides an excellent retail and leisure offering.

One Crown Square is adjacent to Victoria Way car park and within two minutes walk of the Peacocks shopping centre.

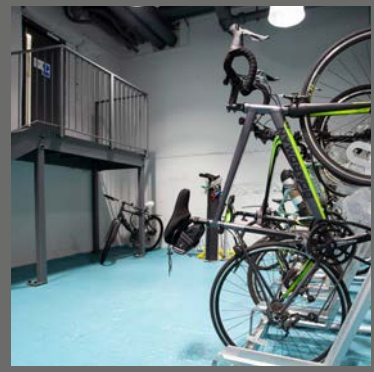
woking-shopping.co.uk

Major occupiers in Woking include McLaren Group, Yum Foods, World Wildlife Fund, IBM, Skanska, Petrofac, Mercer and Cap Gemini.

"We are very pleased with our move into One Crown Square which as a small business provided us with the modern town centre environment for which we were looking. The amenities of the building are excellent and Mckay Securities were very helpful in ensuring that our move into the building was made as easy as possible."

SMA Technologies

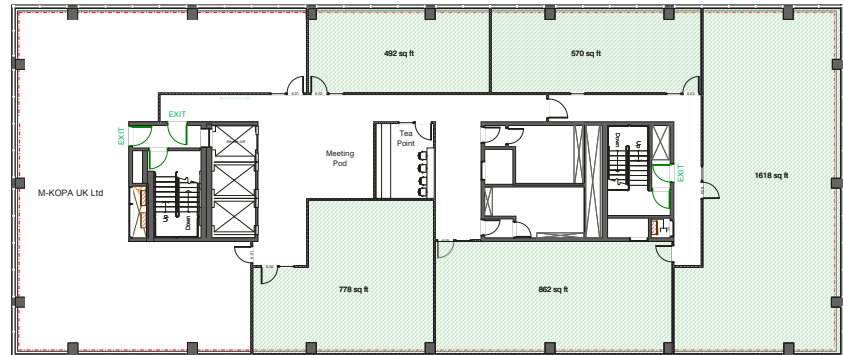






ACCOMMODATION

One Crown Square currently has refurbished contemporary office accommodation available on various floors, each finished to an excellent standard and high specification. Suites are available from 300 sq ft.



Sixth floor

Floor	Suite	Sq ft
4th Floor	4.07	615
5th Floor	5.03	624
6th Floor	6.02	492
	6.03	570
	6.04	1,618
	6.05	862
	6.06	778

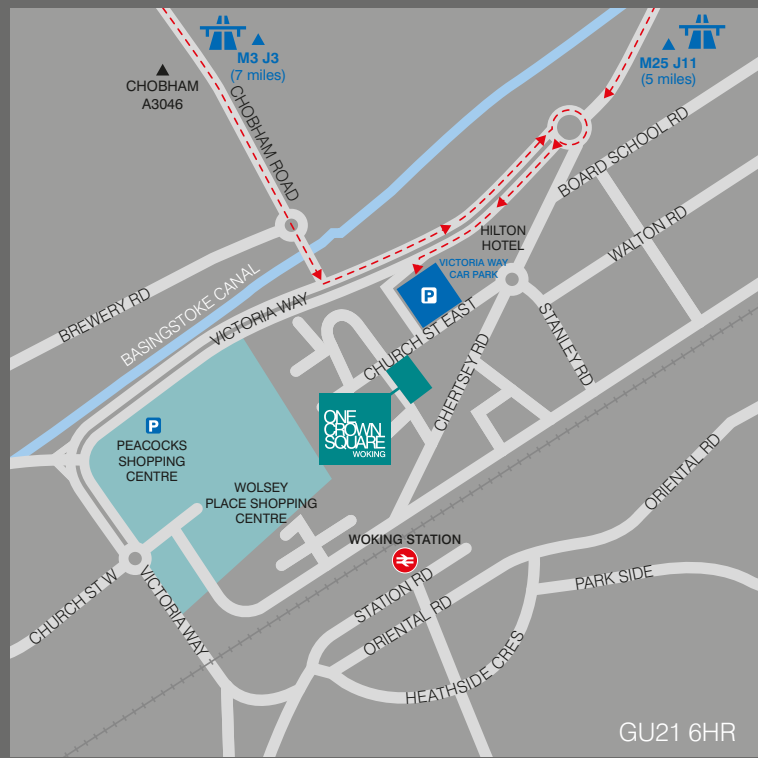
SPECIFICATION

One Crown Square has been comprehensively refurbished to provide:

- Comfort cooling
- Perimeter trunking
- Suspended ceilings
- LED LG7 compliant lighting
- Three 12 person passenger lifts
- Refurbished WCs and new showers
- Bicycle parking
- Superfast fibre-optic link
- Concierge service during business hours
- New double height reception area
- Bookable meeting rooms
- On-site café
- EPC being reassessed
- Excellent natural light

“Relocating from London, Crown Square offered high quality space with great amenities and a town centre location moments from transport links. This provided exactly the type of office premises for which we were looking. McKay Securities were particularly helpful in assisting us in adapting the layout of the suite to suit our specific needs.”

Fourimpact



COMMUNICATIONS

One Crown Square is in a prime position for occupiers to benefit from Woking's superb communications. The mainline train station, which is only 200 metres away, provides up to 15 trains per hour to London and regular services to Guildford, Basingstoke, Clapham Junction and Portsmouth. There is also a regular rail air coach service to London Heathrow Airport, as well as convenient access to the M25, M3 and A3.

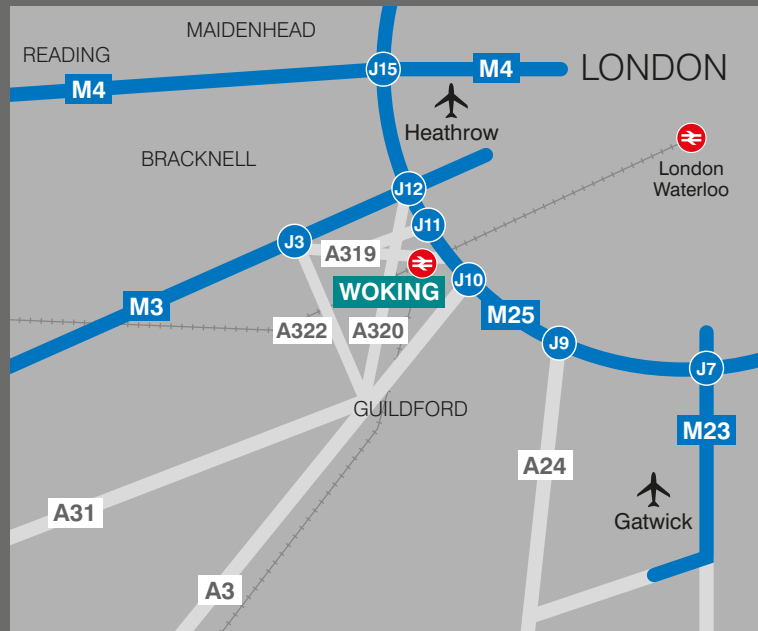
By Rail

London Waterloo	25 minutes
Guildford	8 minutes
Clapham Junction	19 minutes
Portsmouth	68 minutes

By Car

M25 Junction 11	4.5 miles
M3 Junction 3	8 miles
Guildford	6 miles
Heathrow	17 miles
Gatwick	37 miles

*Times and distances are approximate.
Source: theaa.com & nationalrail.co.uk*



Basingstoke Canal

ONE CROWN SQUARE

1	2	3	4
1.01	2.01 2.02: BLD Development Finance 2.03: Party Limited 2.04: Meeting Room	3.01: J&J Limited 3.02: Brookers Qm 3.03: NGW Family Law - Arbitration 3.04: NGW Family Law 3.05: Wadham & Isherwood	4.01: Conduin Technologies 4.02: Margin Oil & Gas Limited 4.03: TP Legal Limited 4.04: United Kingdom Tea & Infusions Association Limited 4.05: Wheelend Travel.com 4.06: 4.07: 4.08: Property Law Partners 4.09: Halfness Centre 4.10: Baka Connections 4.11: 4.12: Bank T&D Consulting Limited 4.13: Workstream Automation Limited
5	6	7	
5.01 5.02: Page Capital LLP 5.03: Brokers Qm Ltd 5.04:	6.01	7.01: UNFMOT	

onecrownsquare.com

FURTHER INFORMATION

Please contact the joint agents.



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