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11-13 Victoria Way, Woking GU21 6DD

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**TO LET**

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Prime town centre site, suitable for new  
HQ office building (subject to planning)

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50,000 - 150,000 Sq Ft  
(4,645 - 13,935 Sq M)

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## DESCRIPTION

Currently a cleared & hoarded site which occupies a prime location in Woking town centre, fronting Victoria Way & on the corner of Church Street West. The site is currently allocated (re: UA10) for employment use, with expired planning consent (PLAN/2007/0688) for a 17 storey office building totalling approx. 150,000 sq ft.

The site provides an opportunity (subject to planning) for an occupier to influence the design & specification of the scheme to provide a best in class HQ office building only a short walk to Woking mainline train station.

- ✔ Suitable, subject to planning, for new HQ office building
- ✔ Occupier can influence design & specification
- ✔ Corner of Victoria Way & Church Street West
- ✔ Expired consent for 17 storey office building



## ACCOMMODATION

IPMSIII Area	sq ft	sq m
Total	150,000	13,935

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

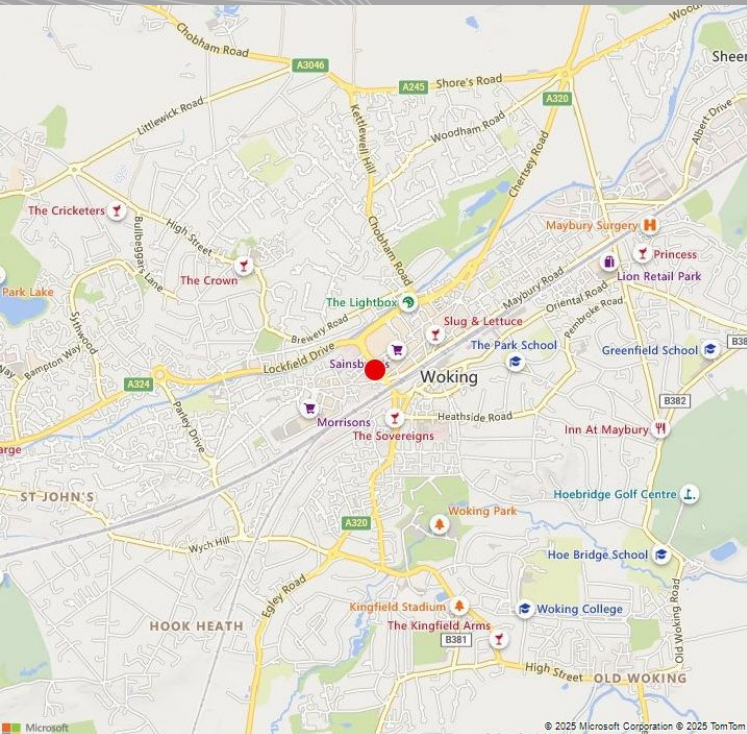
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Pre-lets are sought on the basis of a new effectively FRI lease for a minimum term of 10 years.





## LOCATION

The site occupies a prominent, prime town centre location opposite the Victoria Square development. The site fronts Victoria Way at the corner of Church Street West and so benefits from excellent road frontage.

Surrounding users include the Hilton and Premier Inn, Marks & Spencer, Gail's, Italia Conti drama school and multi-award winning office development, Forge.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Tim Shaw**  
01483 446711  
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