



# GENESIS ONE

Woking GU21 5RW

**PRECISE**  
**STUDIED**  
**ELEGANT**

**HIGH-QUALITY, PRECISELY  
ENGINEERED OFFICE SPACE,  
COMPLETE WITH EXCELLENT  
AMENITIES AND CONNECTIONS.**



Building One  
Genesis Business Park  
Woking Surrey  
GU21 5RW

**GENESIS  
ONE**

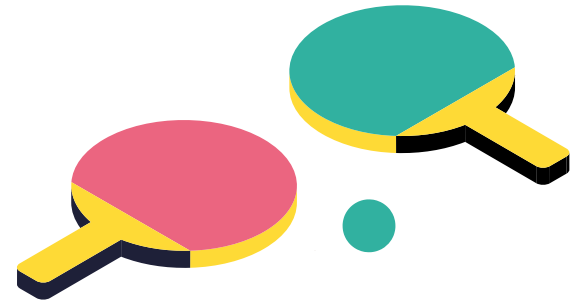
## RECONSTRUCTING MODERN WORKING

Introducing Genesis One: a flexible and considered refurbishment in Woking, updating office space and shaping it for today's worker. Ground floor and first floor available now. Collectively 20,589 sq ft of prime office space available.

## A BOLD ARRIVAL

The atrium of Genesis One has undergone an exciting new refurbishment, complete with a distinctive entrance. The first-floor landing creates a business lounge area, with comfortable furniture for casual meetings.

EVERY  
DETAIL  
CONSIDERED



# DESIGNED FOR SUCCESS

## A SPACE TO CONNECT

At Genesis One, we believe in providing a space where people can excel. Every element is considered and tailored towards a working experience that is convenient, comfortable and contemporary.



SQ FT OF OFFICE  
SPACE AVAILABLE

3,508 –  
20,589

## SPECIFICATION

- DESIGNED TO AN OCCUPATIONAL DENSITY OF 1:8 SQ M
- AIR CONDITIONING
- FULLY ACCESSIBLE METAL TILE SUSPENDED CEILINGS
- RAISED ACCESS FLOORS
- NEW LED LIGHTING WITH PIR SYSTEMS
- PARKING RATIO OF 1:265 SQ FT
- 15 BICYCLE PARKING SPACES
- SHOWERS WITH CHANGING AND LOCKER FACILITIES



The business lounge on the first floor offers the opportunity to socialise away from your desk. Showers, changing and locker facilities make cycling and other exercise much easier.

Excellent links by road, rail and air place Genesis One in an ideal position for maintaining and building essential business connections.



# PLANNING AHEAD

## AVAILABILITY

Both floors are refurbished to the highest standard and available now.

## GROUND FLOOR 3,508 SQ FT

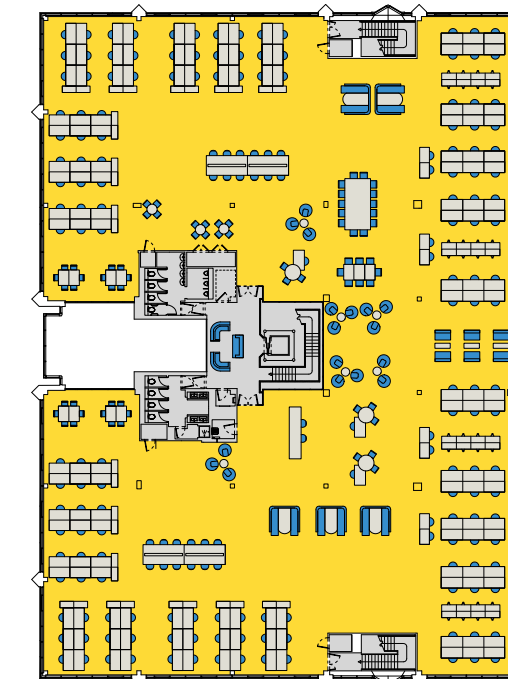
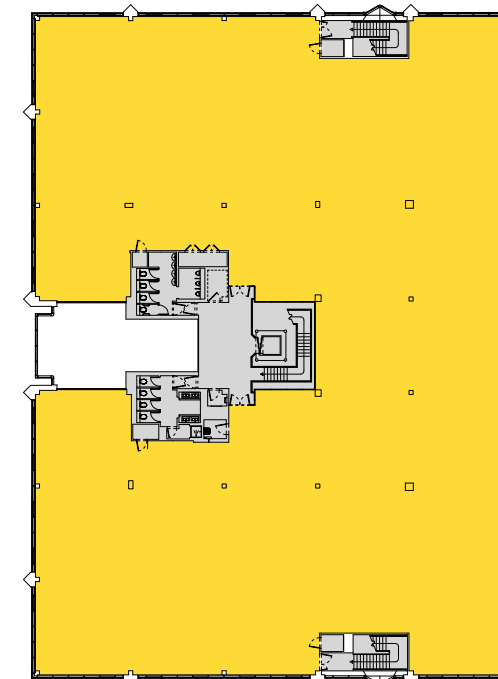


### SPACE PLAN

Total potential occupancy  
38 = 8 sq m per head

- 1 meeting room for 8
- 2 meeting booths for 6
- 1 teapoint
- 1 break out
- 1 office service area

## FIRST FLOOR 17,081 SQ FT



### SPACE PLAN

Total potential occupancy  
183 = 8.6 sq m per head

- 156 in open plan
- 3 cellular offices
- 24 hot desks
- 1 meeting room for 8
- 4 meeting rooms for 6
- 1 boardroom
- 2 teapoints
- 1 break out
- 2 office service areas

Floor plans are for indicative purposes only and not to scale.





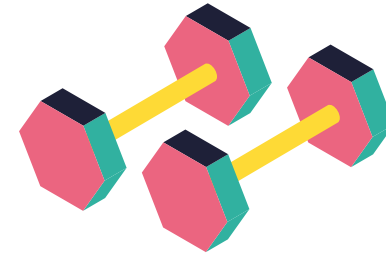
# SHOP

## INDULGE YOURSELF

With Woking Shopping just over one mile away, always stay on top of your favourite brands.



# TRAIN



## LOOK AFTER YOURSELF

Whether you favour the morning wake-up or the evening wind-down, Anytime Fitness and PureGym's proximity to Genesis One contributes to a healthier work-life balance.

# MORE FOR YOU

# DINE



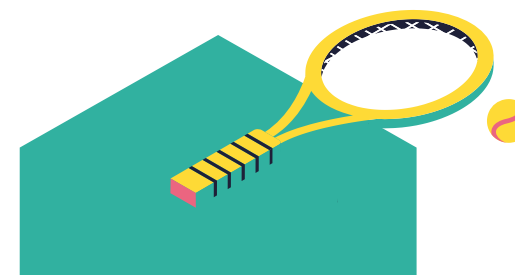
## TREAT YOURSELF

Sands at Bleak House offers contemporary dining only moments from Genesis One while Weybridge and Addlestone provide out-of-town options.

Great restaurants, such as Carluccio's, Côte Brasserie and Bill's, are just a short drive away.



# PLAY



## PUSH YOURSELF

Swimming, golf, tennis – whatever your game, Woking has a host of sporting facilities.



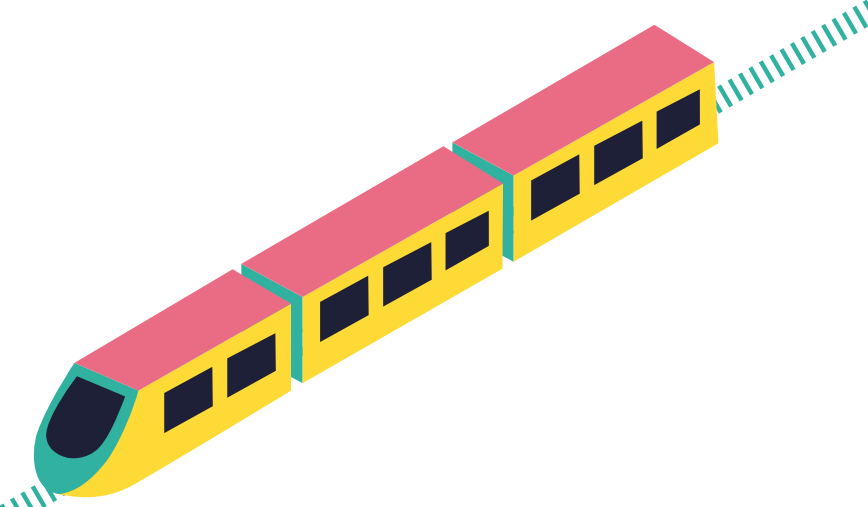


# CONNECT TO LONDON + BEYOND

**25**

## MINS TO LONDON WATERLOO BY RAIL

The proximity by rail to the capital makes Genesis One perfect for connecting with major businesses.



**18**

## MINS TO HEATHROW AIRPORT BY ROAD

With global connections just moments away, Genesis One is ideal for travelling to other cities and welcoming international associates.

### STAY CONNECTED

Maintain local, national and international links. Woking's location enables great access to Heathrow Airport and multiple rail lines, allowing connections to grow and prosper.

### TRAVEL

<b>Road</b>	
M25	11.5 miles
M3	3.8 miles
Heathrow Airport	18 miles
Gatwick Airport	32 miles
<b>Rail</b>	
Guildford	7 mins
Basingstoke	19 mins
London Waterloo	25 mins
Portsmouth	63 mins

**GENESIS  
ONE**

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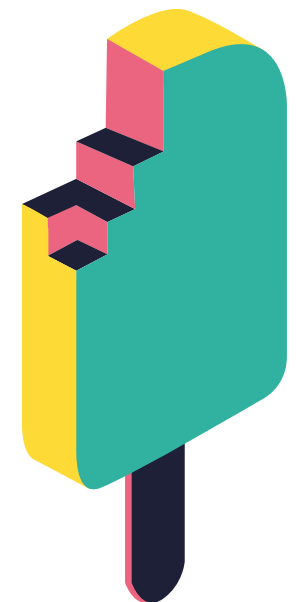
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**DTRE**



**GENESIS-ONE.CO.UK**

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