one

Woking

the one office in Woking

One Woking will transform the local landscape, providing world class work space and an abundance of amenity provision. Sustainability is at the heart of the design and at every stage of the journey; we have strived to create an environment where future talent will flourish, in an environment that encourages creative expression.

135,000 sq ft of office space is complimented with over 6,000 sq ft of external terraces, a roof-top lounge and up to 20,000 sq ft of flexible retail / Class E space, not to mention co-working areas, an exceptional reception with direct access to the on-site café and high-end shower and cycling provisions.

Set within the heart of Woking town centre, where ambitious companies continue to make their home, One Woking provides the opportunity for your business to benefit from the one new way of working.

For the 3rd consecutive year Woking has appeared in the top 3 UK's best places to live & work (Annual UK Vitality Index 2024)

One Woking | GU21 6JD



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our design philosophy

flexibility, sustainability, biodiversity & community.

We are focused on creating a unique sense of place and a sense of community for occupants and for Woking.

Flexibility - All of the floorplates have a centralised core, allowing for ultimate flexibility and sub-division, appealing to a diverse range of occupiers.

Sustainability - We meet the needs of the present without compromising future generations. Our target is to attain BREEAM Excellent, WELL Gold, EPC A, and NABERS rating 5*.

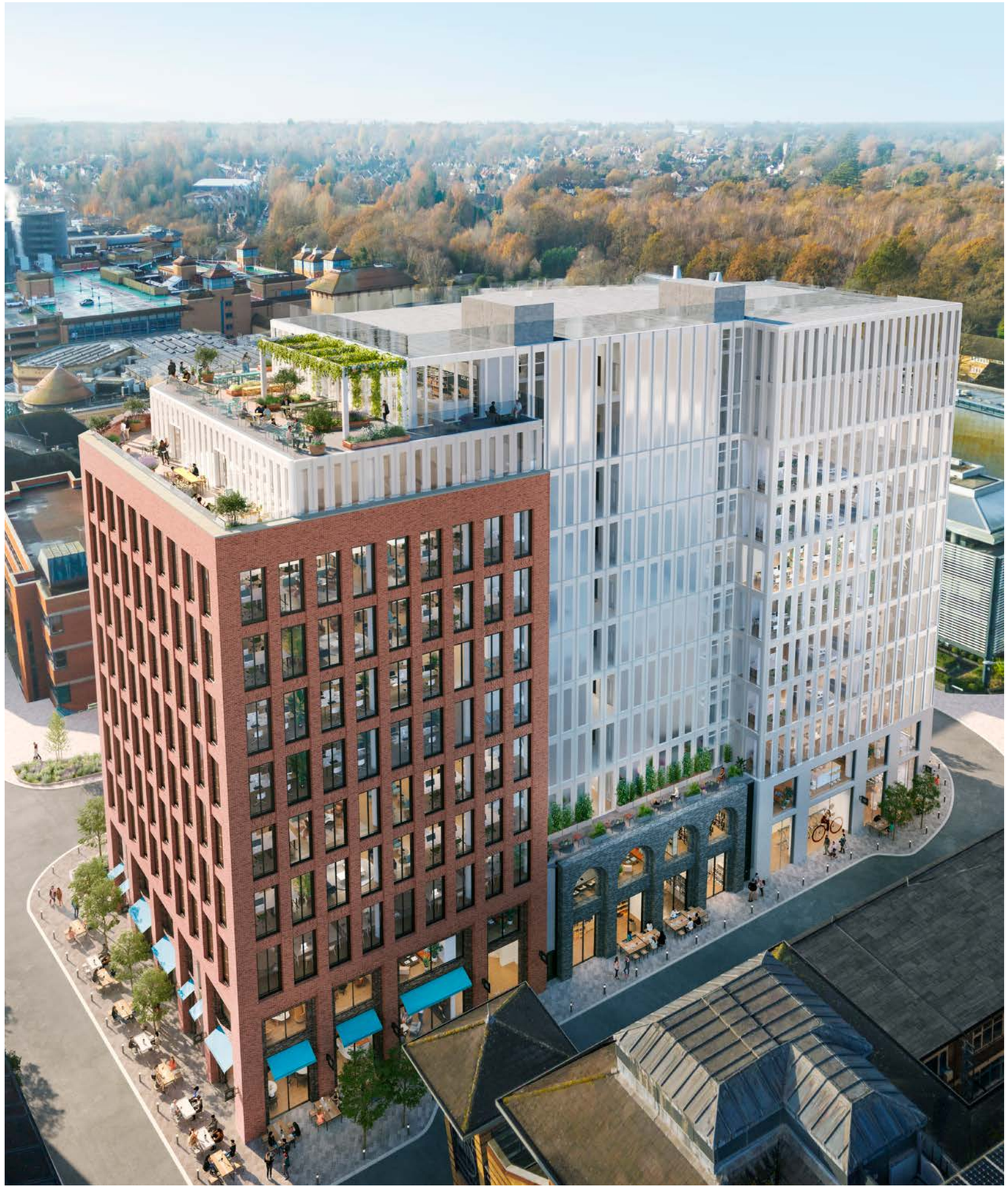
Bio-diversity - At ground and terrace level, we will be incorporating a variety of plant species that will encourage a nesting habitat for bees and other insects, including 20 new trees.

Community - We always build with the wider community in mind. Our building harmonises with the town, not only to help reduce its impact on Woking's population, but to increase business, bio-diversity and employment growth for the area.

EPC 'A'

BREEAM®
EXCELLENT

NABERS
ACCREDITED ASSESSOR





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the **one** place for well-being

Levels 9 and 10 provide external terraces, offering excellent amenity spaces and uninterrupted views across Woking, the Surrey Hills and beyond. These are areas where wellness and relaxation are a priority amongst high quality landscaping. There is a range of communal seating and break out areas to encourage you from your desk for informal meetings and socialising with colleagues and others working within the building.



a **one** off in sustainability



Built for your comfort and well-being, we are focusing on creating a highly sustainable building with best-in-class technology, delivering a working environment which goes beyond the usual ESG tick boxes, so you can be all you can be.



Be at one with yourself in your workplace





Target EPC A

Target BREEAM Excellent

Bio-diverse roof & garden terraces

Electric charging for bikes & scooters

Secure cycle maintenance stands to promote sustainable travel

All-electric air-source, heat pumps for heating & cooling

Enhanced glazing improves thermal performance

LED lighting with movement sensors

Target WELL ‘Gold’

Target NABERS rating 5*

On-site facilities that promote physical activity

‘Green Corners’ for restful reflection

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the **one** way of working

a fantastic arrival

One Woking boasts a large, light-filled reception space that makes for an impressive entrance to the building.

The reception features a market store, café and informal break-out areas. Exceptional end-of-trip facilities include 225 cycle storage spaces, servicing bay, showers and changing facilities, all of which encourage sustainable ways of travelling to this town centre location.





This image is a concept CGI which shows how the 9th and 10th floors could be built to include an auditorium.

Enhanced ground floor workspace with commercial opportunity

One Woking is an island building with no adjoining properties and in the heart of Woking's commercial centre.

The ground floor has been designed to provide a fully activated street scene with high quality commercial space and an exceptional entrance with a breakout area, integrated Market Store and a Café. The building will be surrounded by external landscaping on all sides with planting to enhance all the commercial space.

The landscaping to the ground floor external areas and roof terraces have been designed by award winning landscape designer, 'Exterior Architecture', whose schemes include Battersea Power Station and Nine Elms.

This high quality treatment of the public realm will enhance both the office and commercial spaces within One Woking, as well as the environment for pedestrians, local businesses and residents within the area.

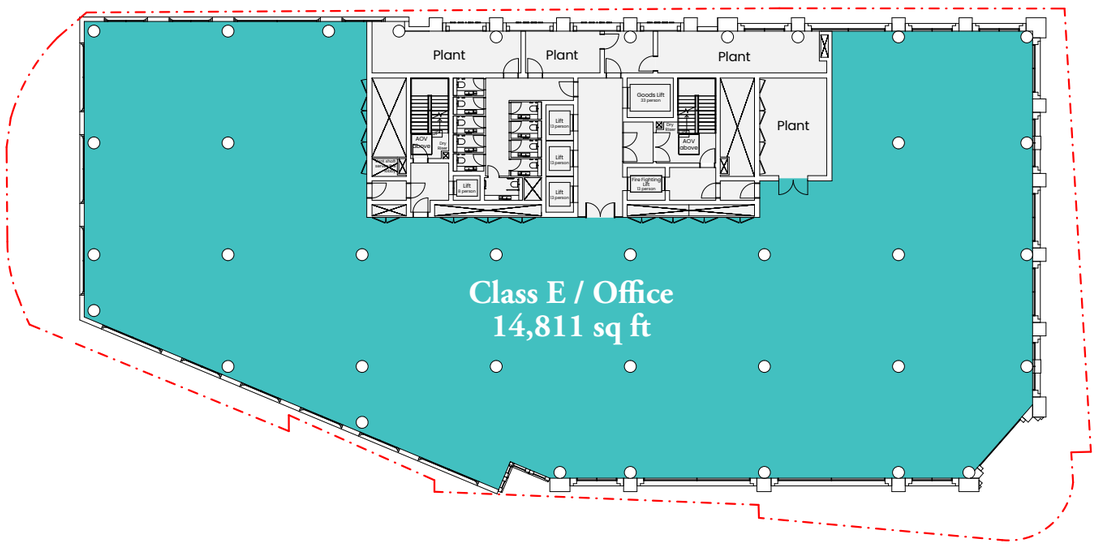


creating a premium retail mix

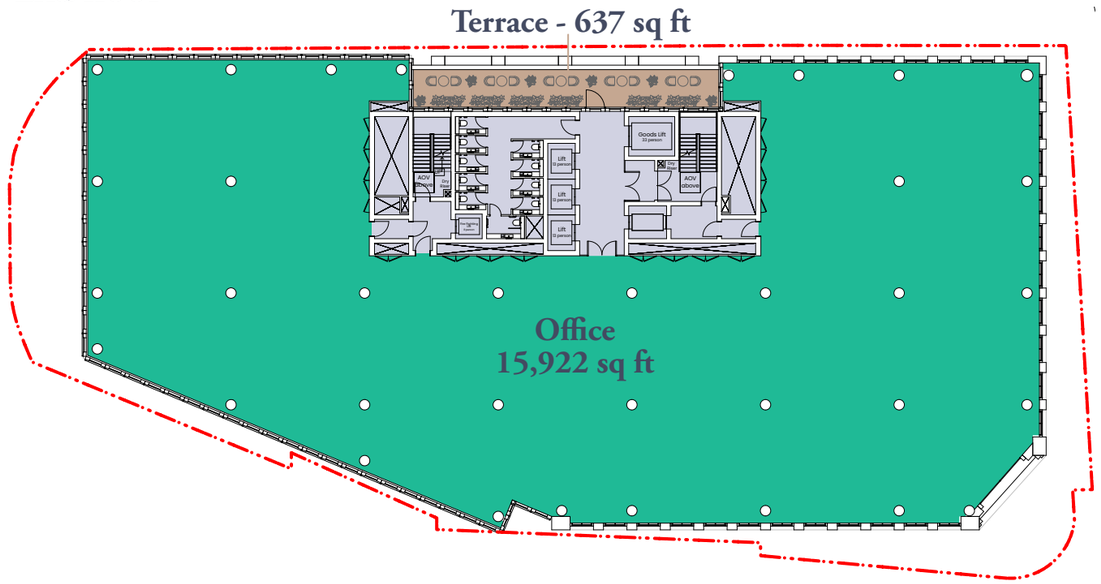
A genuine mixed use development with high quality ground floor retail, restaurant and leisure space.



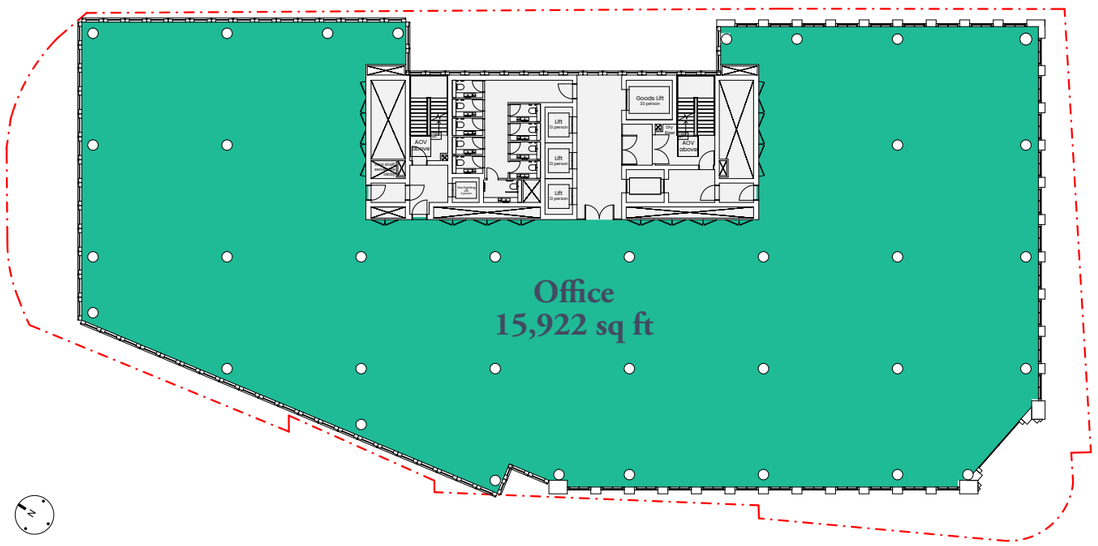
1st floor



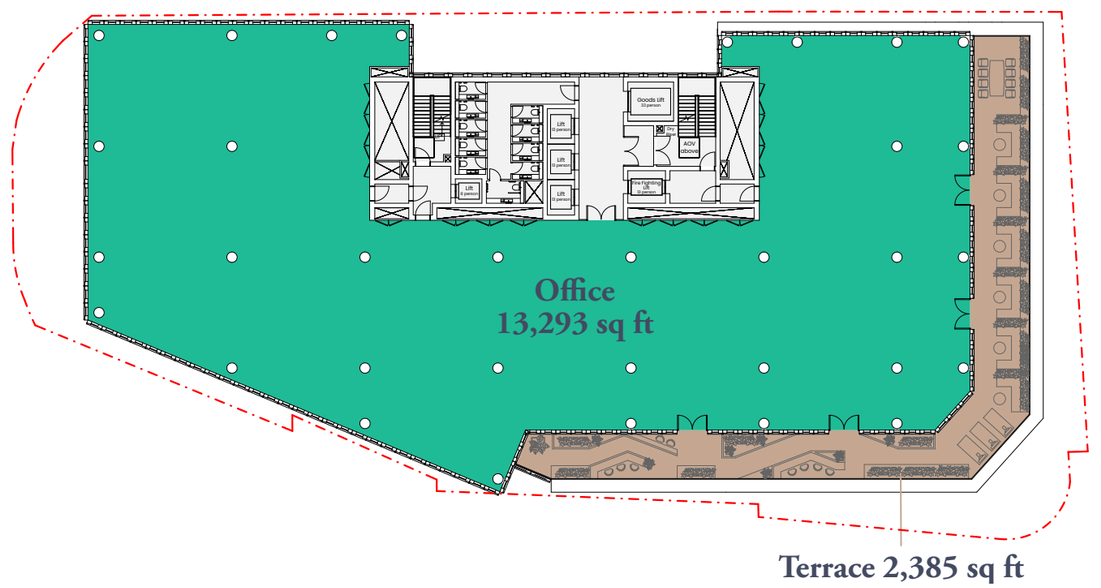
2nd floor



3rd - 8th floors



9th floor



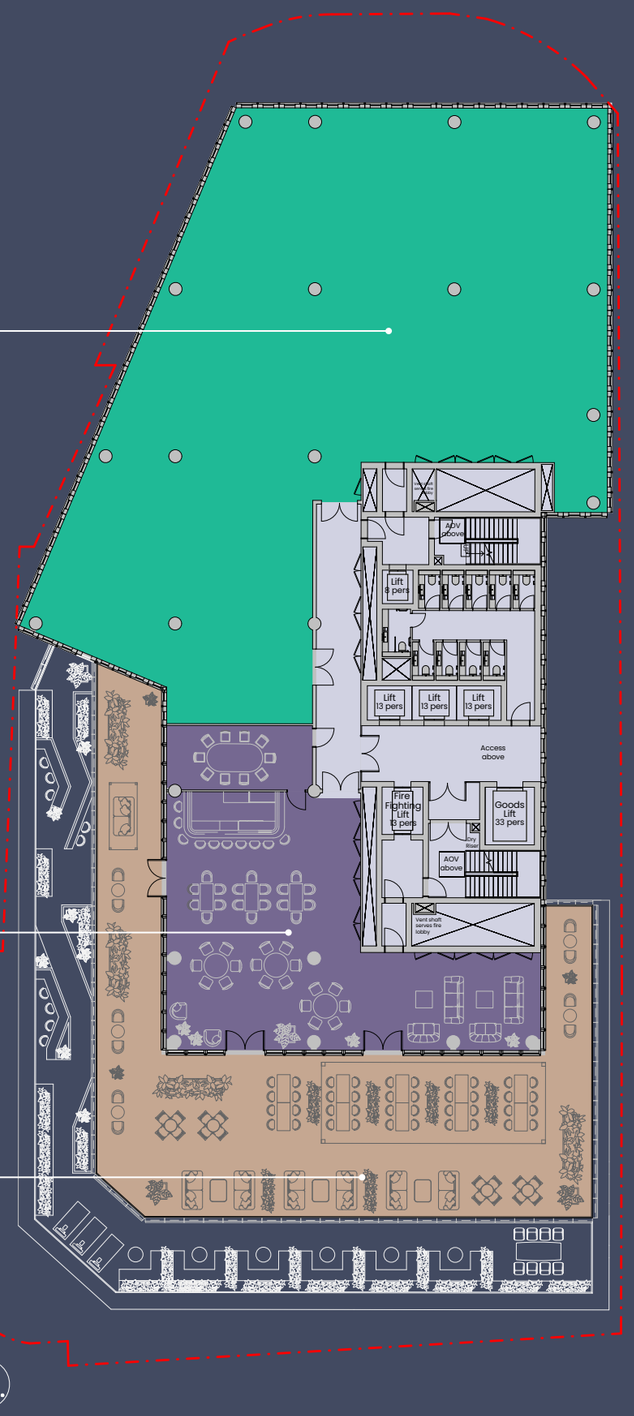


10th floor

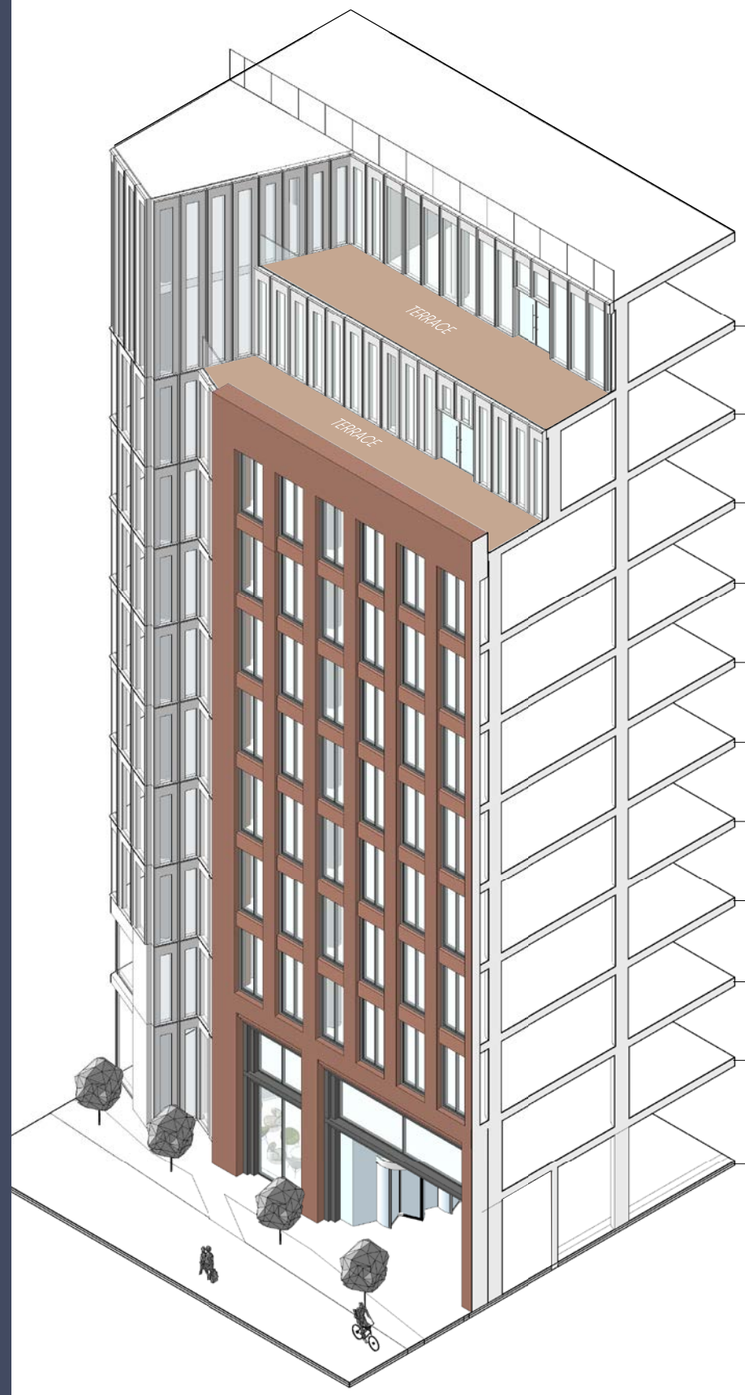
Office
6,914 sq ft

Lounge
2,370 sq ft

Terrace
3,469 sq ft



area schedule



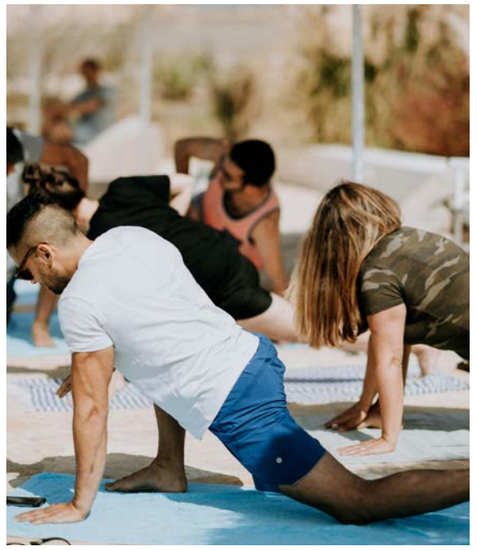
FLOOR AREAS	SQ FT	SQ M
10th Office	6,914	642
Lounge	2,370	220
Terrace	3,469	322
9th Office	13,293	1,235
Terrace	2,385	222
8th Office	15,950	1,482
7th Office	15,945	1,481
6th Office	15,945	1,481
5th Office	15,945	1,481
4th Office	15,945	1,481
3rd Office	15,945	1,481
2nd Office	15,945	1,481
Terrace	637	59
1st Class E	14,683	1,364
Ground	12,128	1,126
Reception/Store/Café	3,267	304
Flexible Class E	3,487	324
Co-work	2,209	205
Total	**167,497**	**15,558**
Offices (Fl 2-10)	134,849	12,526
Class E (Gr Fl & 1)	20,477	1,902
Terraces	6,491	603

Areas are approximate measured as IPMS 3.

This image is a concept CGI of a Panoramic Rooftop amenity.















specification

amenities

- Terraces on 2nd, 9th & 10th floor
- Exercise zones for yoga / recreation
- Secure storage for 225 cycles
- Cycle servicing bay
- Ground floor café and breakout areas
- M&F and accessible toilets on every floor
- M&F showers and changing areas
- Secure lockers
- Exterior landscaping & outdoor seating

technical

- Full height glazing providing excellent natural light
- 4 passenger lifts, goods lift and fire fighters lift
- Flexible Class E spaces
- Divisible floor plates
- Floor to ceiling height 2.8m
- Raised floor void of 150mm
- Air conditioning throughout



one of a kind

You have unique needs, that's why we are creating a unique building.

We are creating a best-in-class, purpose driven scheme in terms of design, sustainability and community for our occupiers to enjoy and thrive within.

The facilities throughout the building are in response to the needs of a changing property market and ever-evolving tenant and workforce requirements.

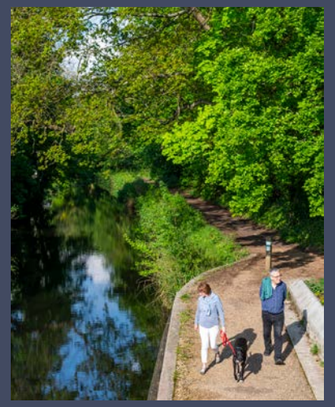
Uninterrupted views from the top floor amenity space and the communal roof terraces on levels 9 & 10, will provide valuable relaxation and breakout areas for all employees within the building, offering areas for exercise, socialising and event spaces. Trees and planting will enhance biodiversity, health and well-being.

this is the one office space that's designed for you and your needs.

one

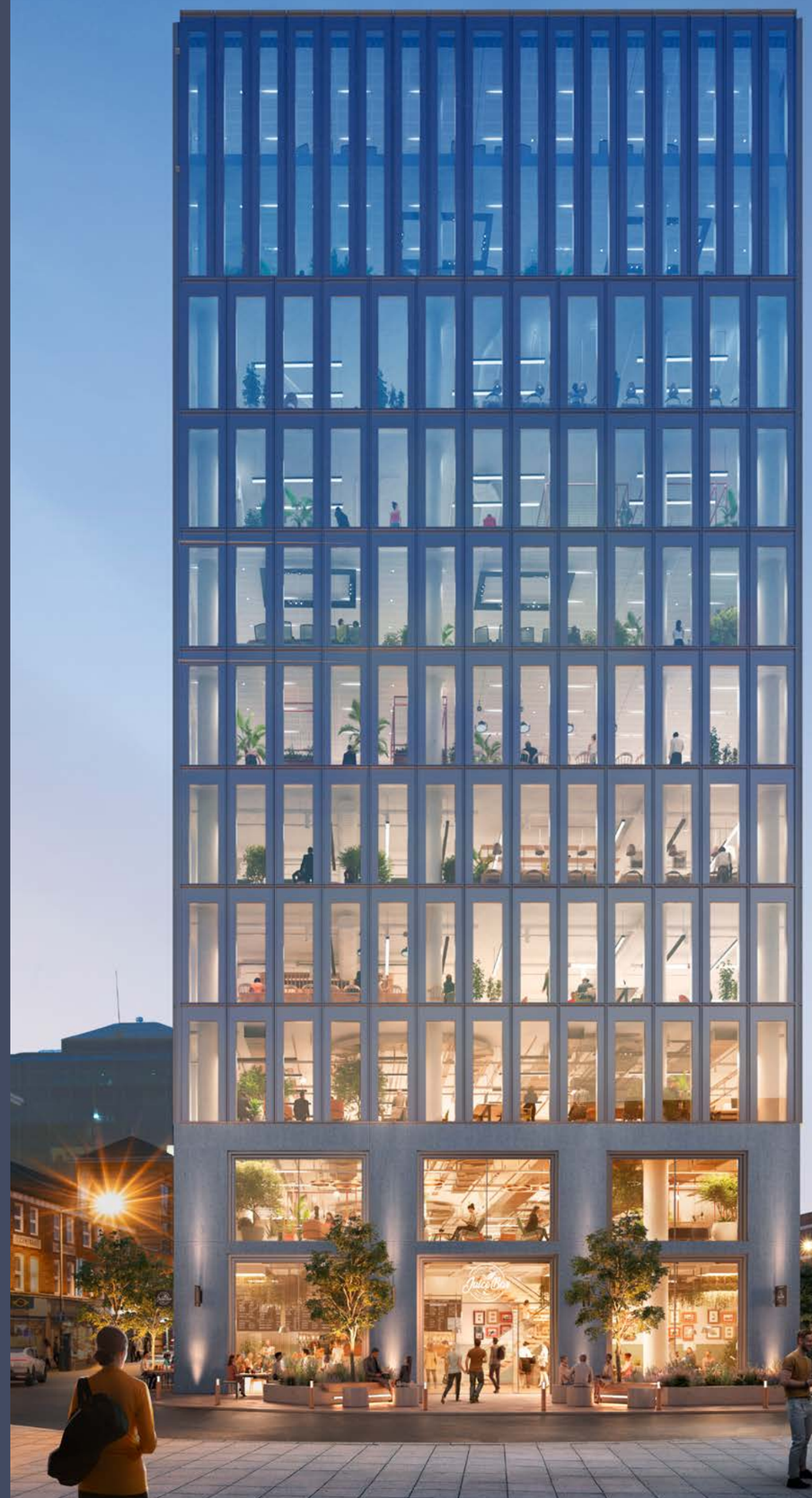
perfectly situated

















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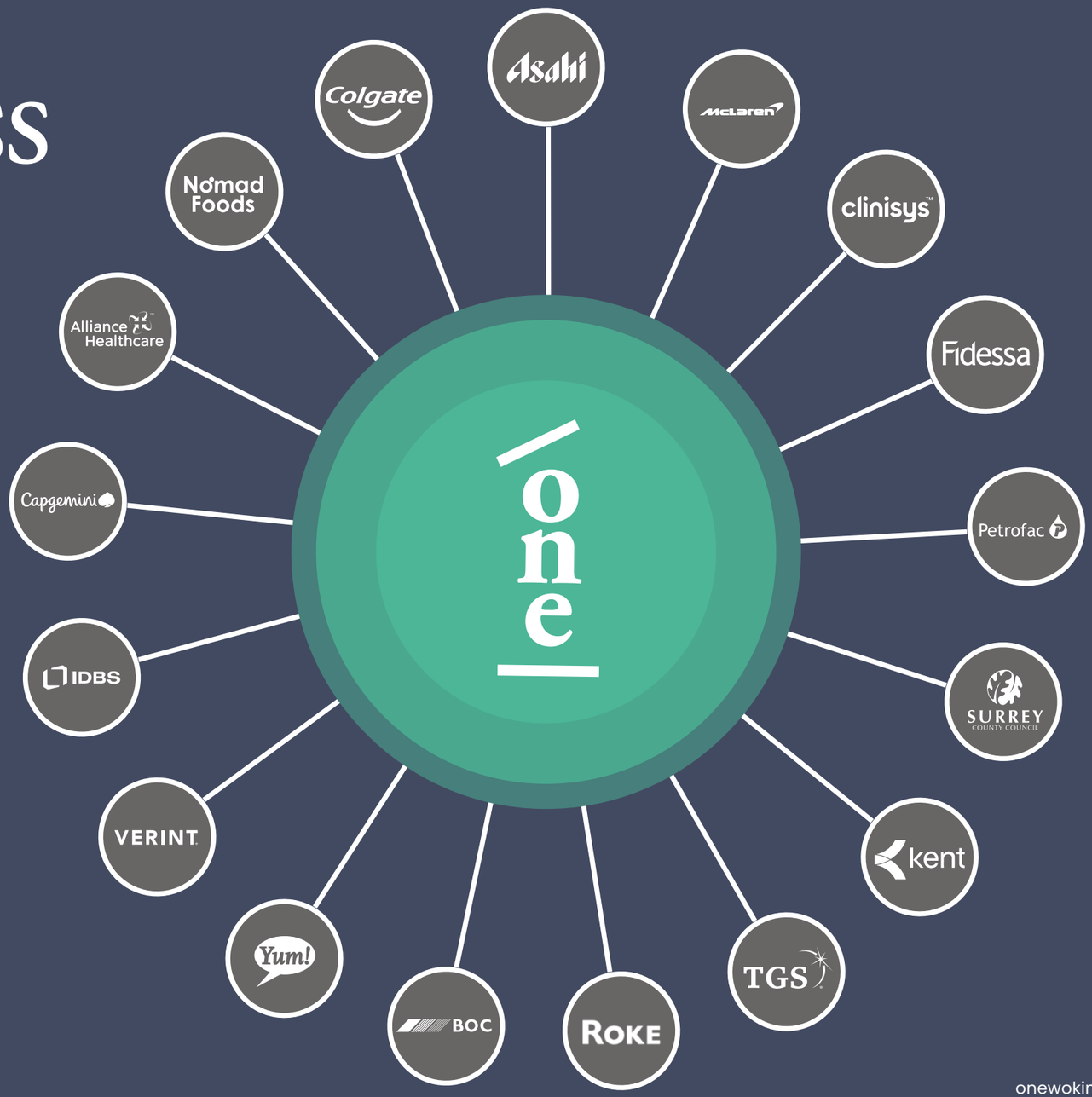
rub shoulders with big business

Major international businesses and household brands have made the decision to recently move their headquarters to Woking, including Nomad Foods, Colgate and Surrey County Council, for the reasons highlighted below:

- Woking is ranked as one of the UK's best places to live and work in the annual UK Vitality Index 2023
- The area has maintained 60% green belt to protect the countryside
- Educational attainment levels above the UK average
- Highly accessible - M25 J11, M3 J3, & A3 within a short drive, A320 links through the town centre to Guildford & Staines
- Modern & successful economy - Jobs in managerial, professional and technical sectors - 7% above UK average
- Major inward investment, substantially more than other towns SW of the M25



Woking

Everything on your doorstep, making Woking the one choice to locate, work and live.

Walking mins

FOOD & BEVERAGE

1.	Côte Brasserie	4
2.	Gail's	7
3.	itsu	3
4.	Marciano Lounge	2
5.	Gordon Ramsay	3
6.	Nando's	2
7.	Slug & Lettuce	2
8.	The Junction Tap	4
9.	Starbucks	3
10.	The Wheatsheaf	5
11.	Pret a Manger	2
12.	Bacaro	3
13.	Cellar Magnifique Wine Bar	5

RETAIL

14.	Marks & Spencer	3
15.	Victoria Place Shopping Centre	6
16.	Wolsey Place Shopping Centre	5
17.	Henry Plaza (Victoria Pl)	7
18.	Primark	4
19.	H&M	4

HOTELS

20.	DoubleTree	4
21.	Premier Inn	8
22.	Travelodge	7
23.	Hilton	8

ENTERTAINMENT

24.	Woking Superbowl	8
25.	The Lightbox	3
26.	New Victoria Theatre	4
27.	Nova Cinema	6
28.	Italia Conti Drama School	9

SPORT & LEISURE

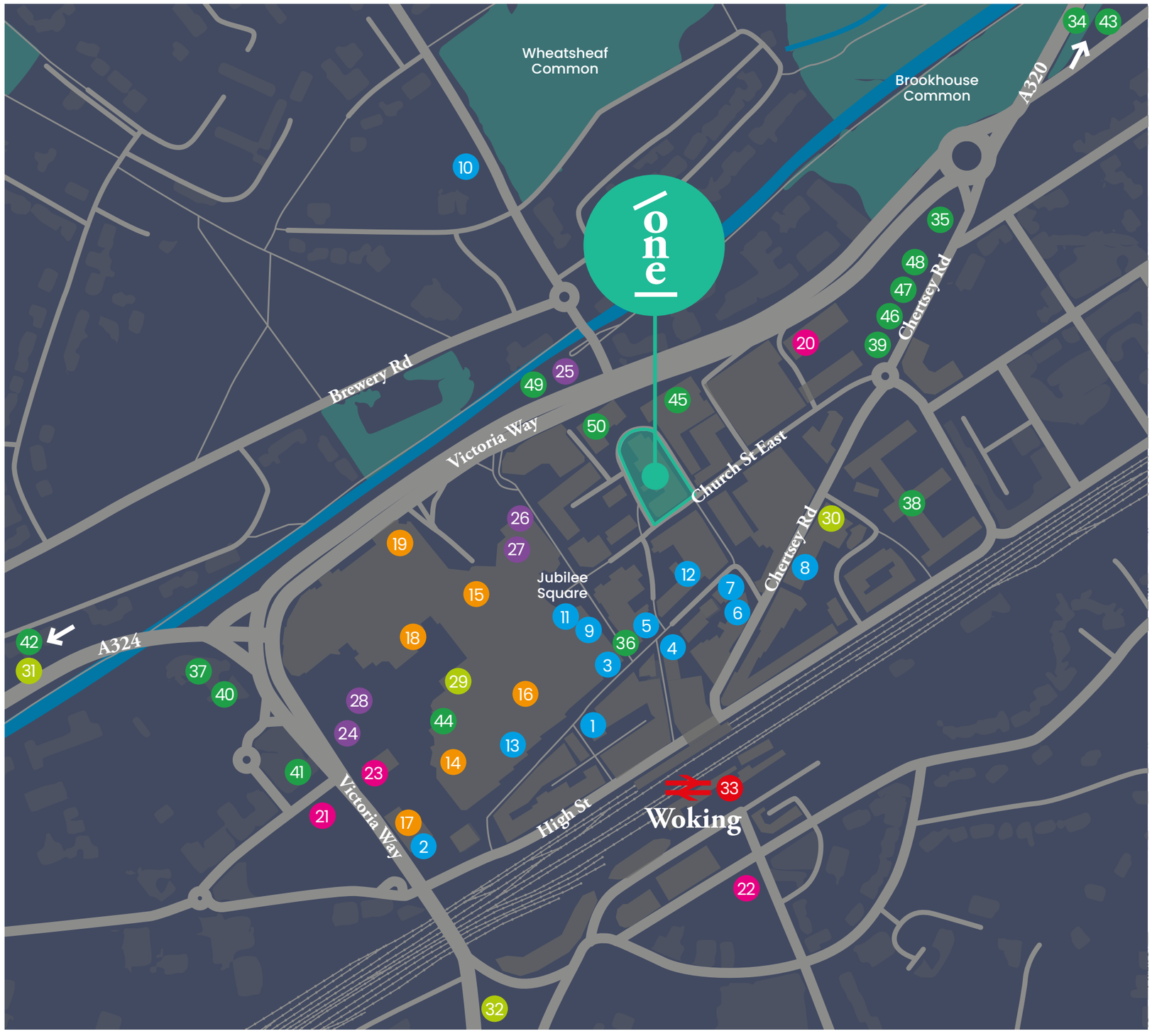
29.	The Gym Group	8
30.	Anytime Fitness	5
31.	PureGym	17
32.	Class UFC	17

TRANSPORT

33.	Woking Train / Bus Station	4

LOCAL OCCUPIERS

34. McLaren Technology Park
35. Asahi
36. Ambassadors Theatre Group
37. Capgemini
38. Petrofac
39. IDBS
40. Colgate
41. Nomad Foods
42. Lilli
43. GlaxoSmithkline
44. Arcom IT
45. Surrey County Council
46. Alliance Healthcare
47. Kent
48. Kone
49. World Wide Fund for Nature
50. Woking Borough Council



one. environment

Our building offers everything for a great work/life balance. All the end of journey facilities you would expect, spectacular roof terraces, café facilities, breakout spaces, cyclist facilities and showers & lockers.

Woking offers a wide and eclectic range of bars, cafés and restaurants with an array of authentic, artisan choices. The Peacocks Centre has all the High Street names you would expect as well as a The New Victoria Theatre and a six screen cinema. For those who are passionate about art, The Lightbox exhibits world famous art alongside extensive private collections.

Woking has retained and maintained a huge amount of environmental biodiversity. There is a diverse range of parks and recreation grounds, including many golf courses, sports pitches, and open spaces with mixed landscapes such as the 355 hectare, Horsell Common.

9 miles of nature walks meander along the Basingstoke Canal ‘Saturn trail’, where you will find the UK headquarters of the World’s leading conservation charity, The World Wildlife Fund and their Living Planet Conservation Centre.









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Horsell Common



location

Woking has been identified as an important 'Regional Hub' within the London Fringe sub-region, due to its importance as a centre of economic activity in the South East and its transport connections to London and further afield.

More specifically Woking is described as having a key interchange on rail network between intra-regional and local rail services.

Distance in miles



M25 J11



M25 J12 / M3 J2



Guildford



Weybridge



Heathrow Airport T5



M4 J4B

Source: googlemaps



Reading

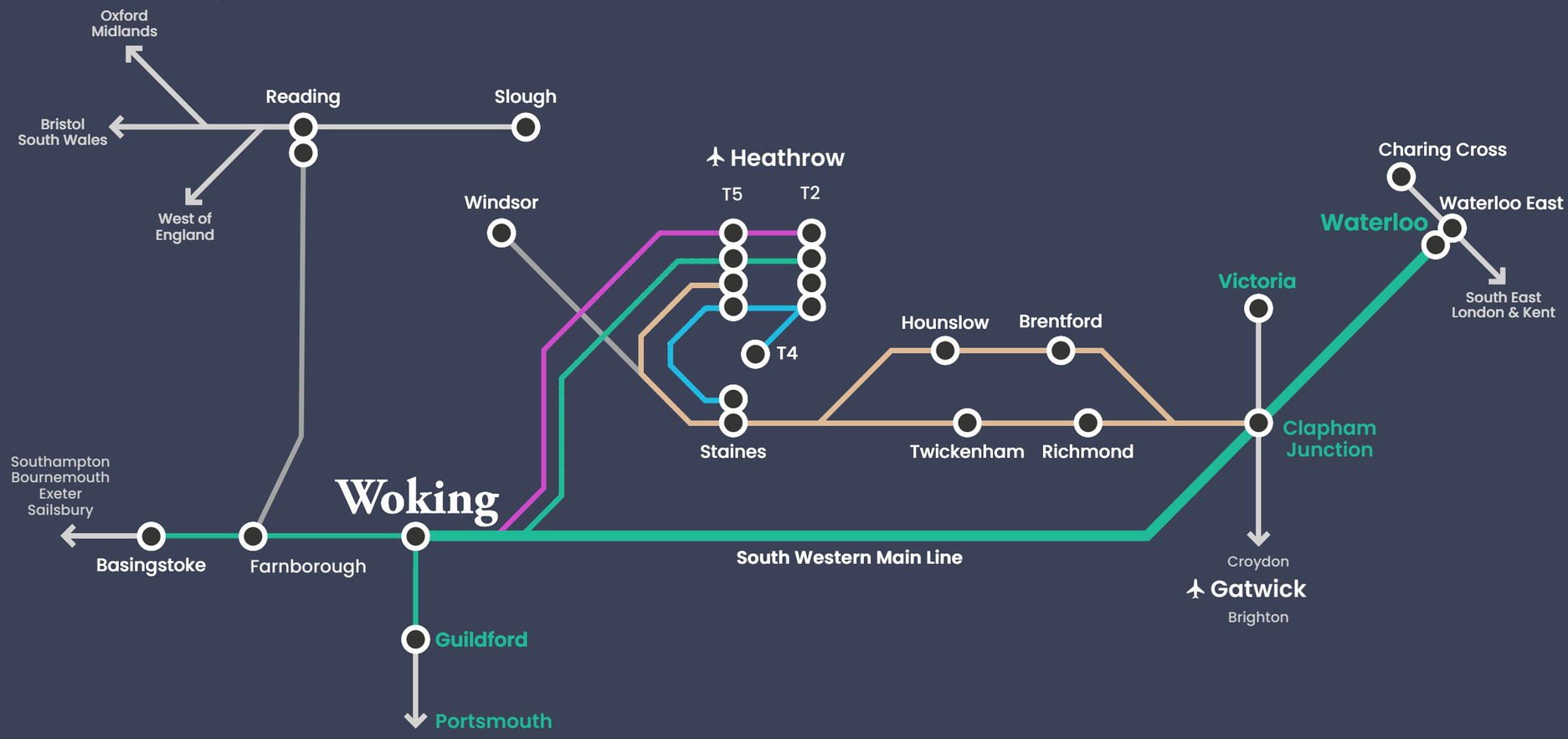


Central London



Gatwick Airport

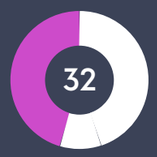
Woking's excellent rail links



Map Key

- Basingstoke / Guildford - Waterloo
- Waterloo - Heathrow
- Crossrail
- Rail Airbus

Rail Airbus in minutes



Heathrow Airport

Train Times in minutes



Guildford | Farnborough | Clapham Junction | London Waterloo

Woking's train service to Waterloo is 23 minutes, every 6 minutes on the fastest services. Up to 350 trains run on this route every day.

Woking railway station is one of the best connected in Surrey and connects directly to London Waterloo within 23 minutes, so getting to the capital is never an issue.

From the station, you can also get direct lines to a number of major cities across the country, such as Bristol, Exeter, Bournemouth, Winchester, Southampton, Cardiff, Portsmouth and many more.

Woking has excellent roads, rail service and connections and an easy commute for air travel from Heathrow and Gatwick.




Basingstoke Canal


Woking Golf Club




Victoria Place Shopping Centre


War of the Worlds sculpture



The Lightbox


Jubilee Square


WWF Living Planet

if you're looking for an office that has everything, this is the **one**











one Woking

A Development by

ACKLAM GROUP

Development team

AECOM

Carter Jonas

GT GARDINER &THEOBALD

DARLING ASSOCIATES ARCHITECTS

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