



# DUKES COURT

Duke Street  
Woking GU21 5BH





▲ Dukes Court exterior

# An iconic landmark office building in the centre of Woking

**Dukes Court offers high quality office space in Woking town centre, with a new feature living wall, attractive landscaped entrance and on-site restaurant.**

The front of Dukes Court has undergone extensive remodelling, creating a landscaped pedestrianised public plaza and restaurant with outdoor seating. The building features an impressive full height living 'green' wall, which is one of the tallest in Europe.

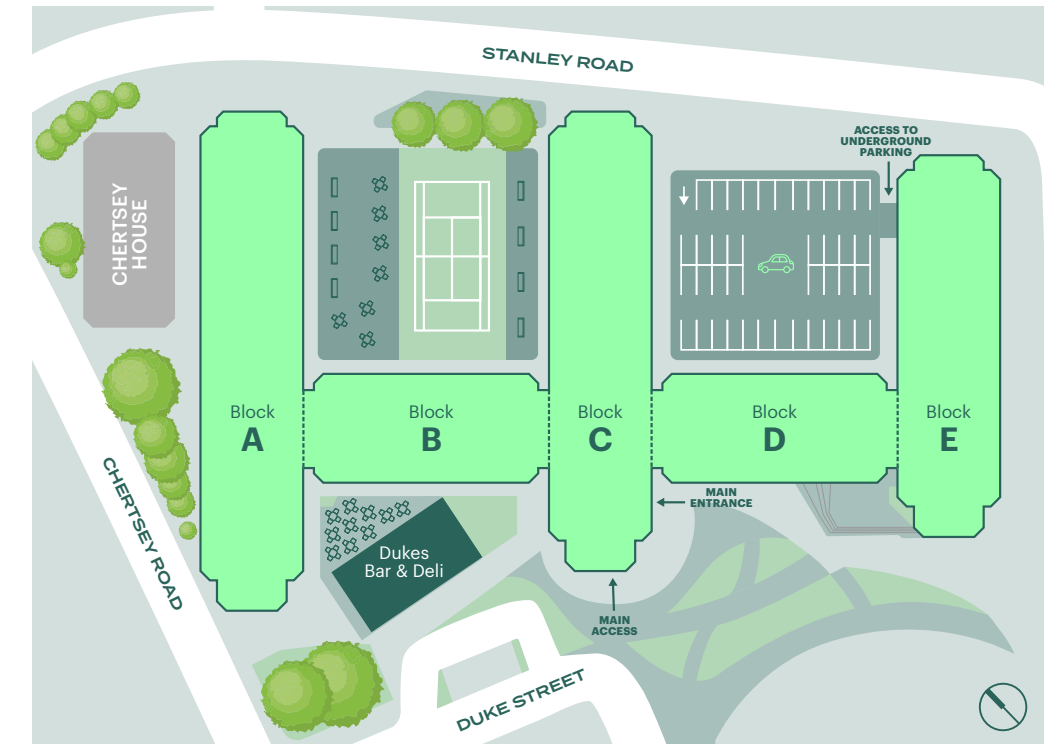
The building is arranged over five blocks which are accessed via three separate reception areas, leading to the flexible floor plates which all benefit from excellent natural light.



▲ Exterior living 'green' wall



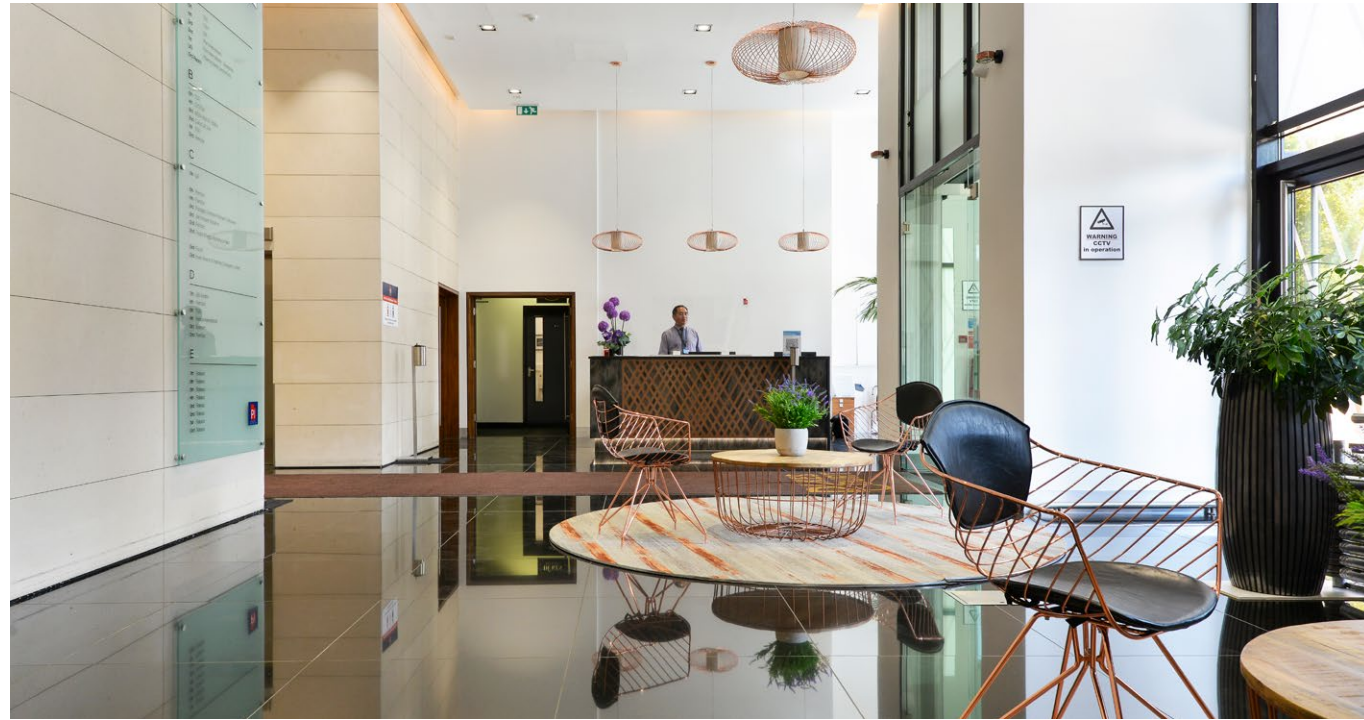
▲ Dukes Bar & Deli



▲ Site plan not to scale. Indicative only.



### Key Specification



▲ Reception area with on-site management



▲ Electric car charging point



▲ Dukes Bar & Deli

# A setting for you to work & play

-  **VRV air conditioning**
-  **Metal tiled suspended ceilings**
-  **LED lighting**
-  **Fully accessible raised floors**
-  **Nine x 12 person passenger lifts**
-  **Shower facilities**
-  **EPC Level C**




### Building Amenity



**LET OFF SOME STEAM**  
ON-SITE TENNIS COURT  
5-A-SIDE FOOTBALL PITCH




**PROVIDING A HOME TO THE BIRDS & BEES**  
A LIVING GREEN WALL EXTENDS THE HEIGHT OF THE BUILDING



**PERFECT END OF JOURNEY EXPERIENCE**  
SECURE ON-SITE BICYCLE STORAGE & SHOWERS



**A REMODELLED PUBLIC PLAZA**  
WITH RESTAURANT/CAFÉ & OUTDOOR SEATING



**24/7 DEDICATED ON SITE MANAGEMENT**  
BUILDING STAFF & RECEPTIONISTS AT YOUR SERVICE



**PARKING RATIO OF 1:525 SQ FT**  
PARKING FOR 420 CARS WITH 9 ELECTRIC CHARGING POINTS



▲ On-site tennis court



▲ Exterior living 'green' wall





▲ Block reception



▲ Indicative floor space



▲ Indicative floor space



▲ Indicative kitchen area



# Flexible office space to make your own

Dukes Court totals 224,000 sq ft arranged over blocks A-E across ground and seven upper floors.

The available accommodation provides office suites from 1,860 sq ft, all of which offer flexible space suitable for a range of occupiers.

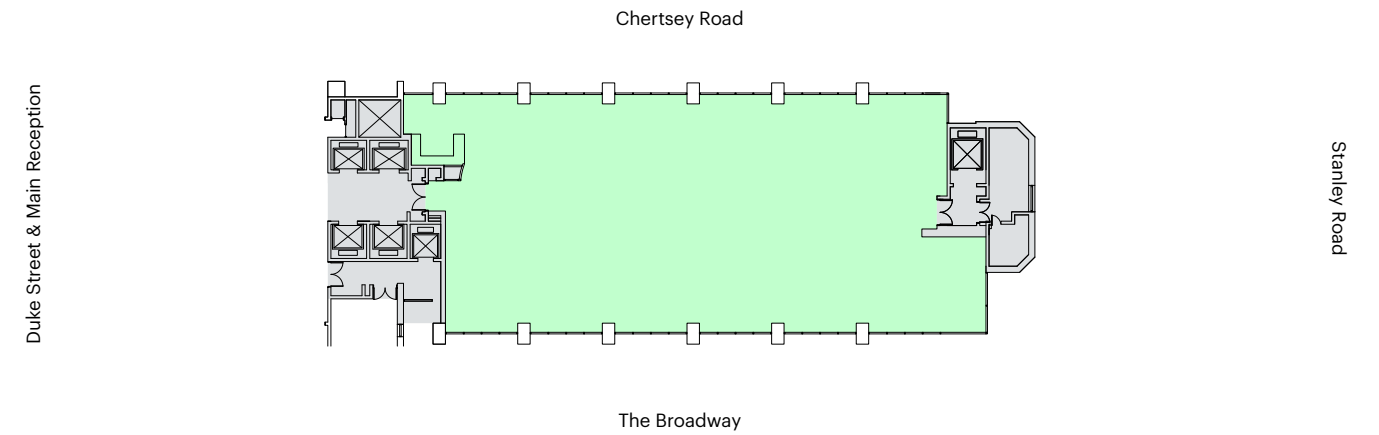
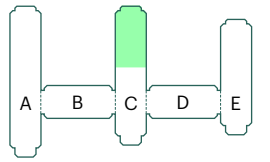
## Accommodation

Block	Floor	Sq ft	Sq m	Availability
A	3rd	9,091	844.6	Available
	Upper Ground	7,440	691.2	Available
C	6th	5,571	517.6	Available
	3rd	5,240	486.8	Available
	2nd Nib	1,860	172.8	Available
D	3rd	4,482	416.4	Available
E	3rd	6,765	628.4	Available
	2nd	6,764	628.4	Available
	1st	6,329	587.9	Available
<b>Total</b>		<b>53,542</b>	<b>4974.2</b>	



# Indicative plans

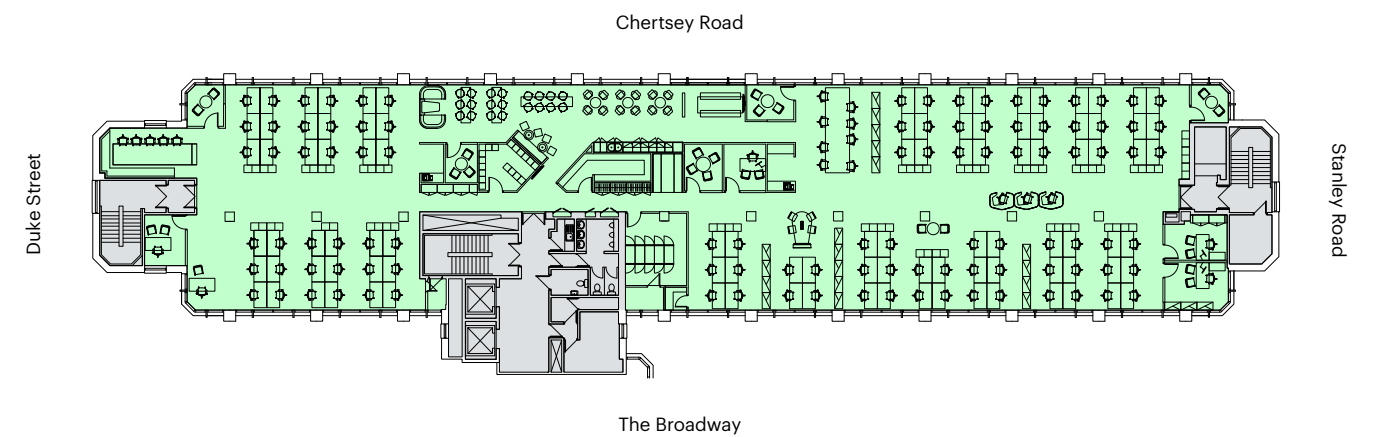
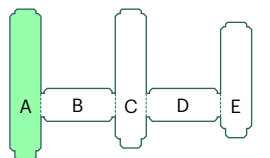
## Block C - 6th floor



■ Floor ■ Core

Plan not to scale. Indicative only.

## Block A - 3rd floor



■ Floor ■ Core

Plan not to scale. Indicative only.





▲ Woking Park



▲ Marciano Lounge



▲ Woking town centre



▲ Côte Brasserie



▲ The Lightbox Gallery



▲ Saturn Trail



▲ Street Burger Gordon Ramsay



▲ Nova Cinema



▲ HG Wells Statue

Something for every occasion

The surrounding local area features a host of restaurants, cafés, retail and leisure facilities. Tranquil green spaces provide a relaxing environment in which to relax and unwind.



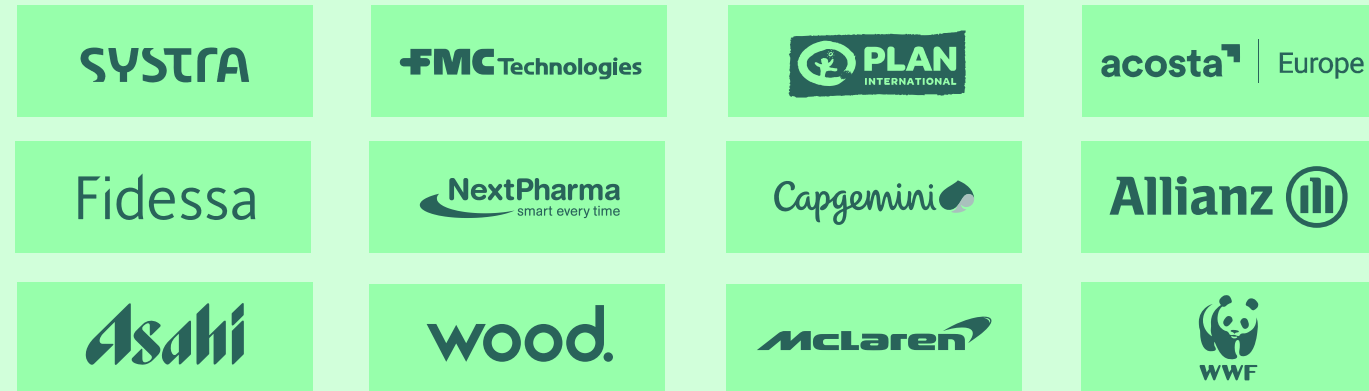


# The ideal base for your business

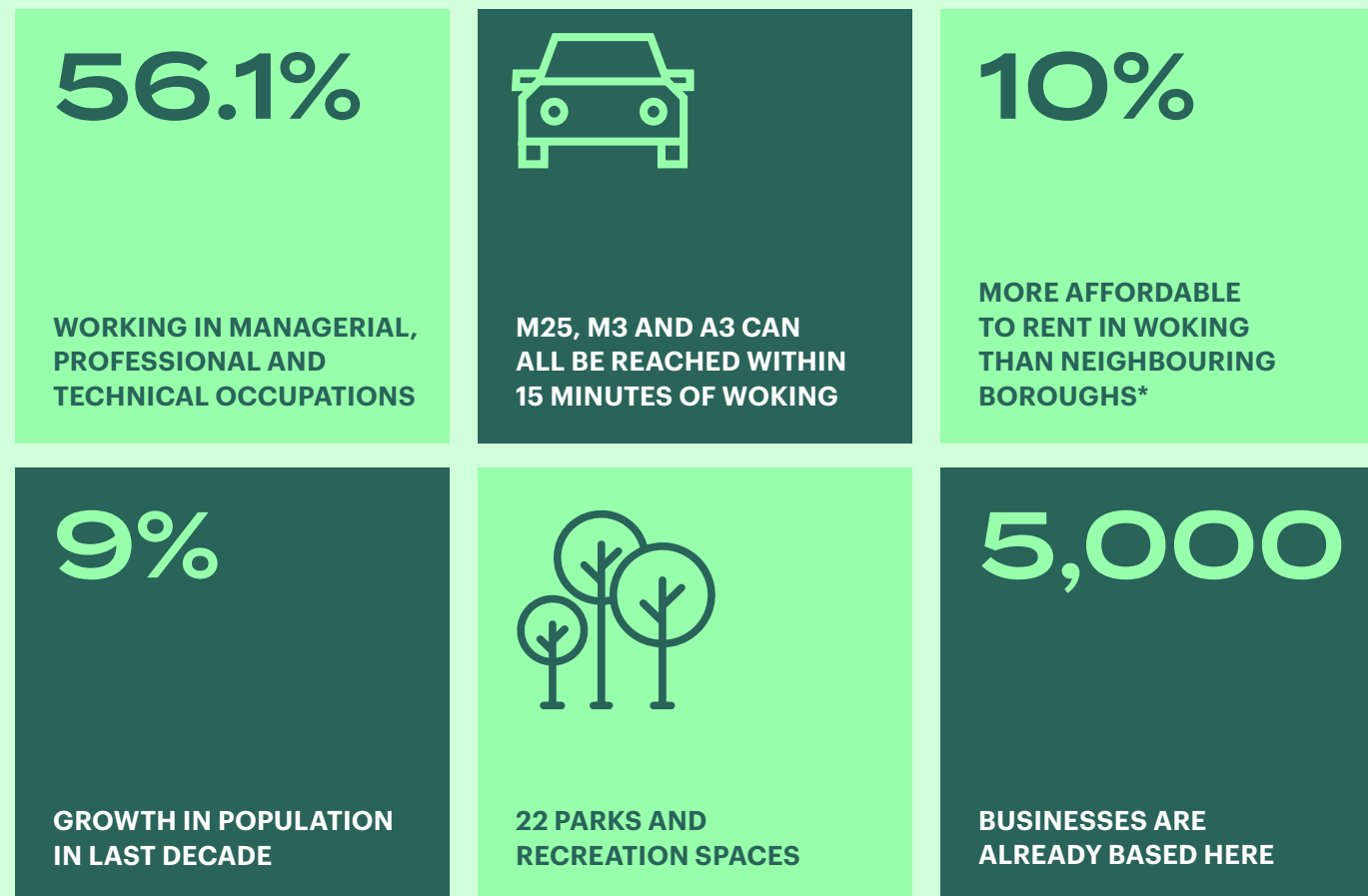
Woking is home to world renowned occupiers, all choosing to call the area home.

With an abundance of local talent, Woking continues to grow in stature and reputation, and has seen a 9% growth in population in the last 10 years.

## Local talent



## Key Woking facts



▲ Facts and figures from wokingworks.com, \*Home.co.uk, March 2018. Based on 1-bed property.

## Amenities

### Hotels

1. Double Tree by Hilton
2. Premier Inn
3. Travelodge
4. Hilton

### Bars and Restaurants

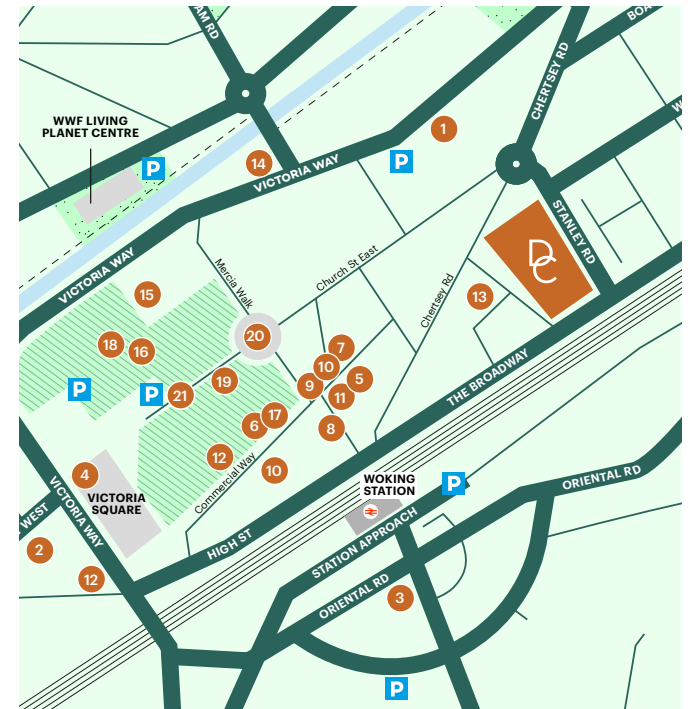
5. Bacaró
6. Black and Irons
7. Caffè Nero
8. Cellar Magneval
9. Côte Brasserie
10. Gordon Ramsay Street Burger
11. Marciano Lounge
12. Soya (Japanese)

### Leisure

13. Anytime Fitness
14. The Lightbox Gallery
15. New Victoria Theatre
16. Nova Cinema

### Retail

17. Commercial Way
18. Peacocks Shopping Centre
19. Wolsey Place
20. Jubilee Square
21. Market Walk



# Rail and Road

Dukes Court is in close proximity to Woking station which offers access to rail services, with a journey time into London of just 23 minutes.

By road, the M25, M3 and A3 can all be reached within a 15 minute drive, with Gatwick and Heathrow Airports also being easily accessible.

## Road distances

Road	Miles
M25 Junction 11	5
M3 Junction 3	7.5
Heathrow Airport	15
Central London	25
Gatwick Airport	35

▲ Journey times from the building. Source: Google

## Train time (in mins)



Travel times source: National Rail





**Further Information**

# Contacts

## Terms

Upon application.

## Viewing

Strictly through the joint sole letting agents.



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[dukescourtwoking.co.uk](https://dukescourtwoking.co.uk)

