



# Dukes Court

Duke Street, Woking, GU21 5BH

An iconic landmark office building located in the heart of Woking



Refurbished offices available from

**1,254 sq ft** (116.50 sq m) to

**10,147 sq ft** (942.69 sq m)



[dukescourt-woking.co.uk](http://dukescourt-woking.co.uk)

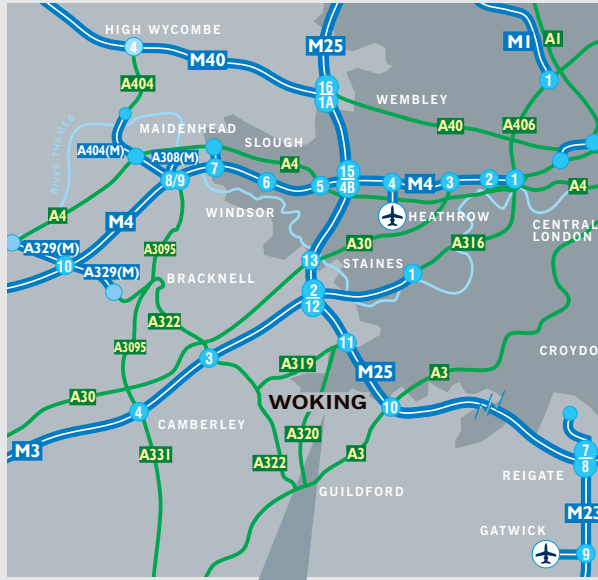


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## THE BUILDING

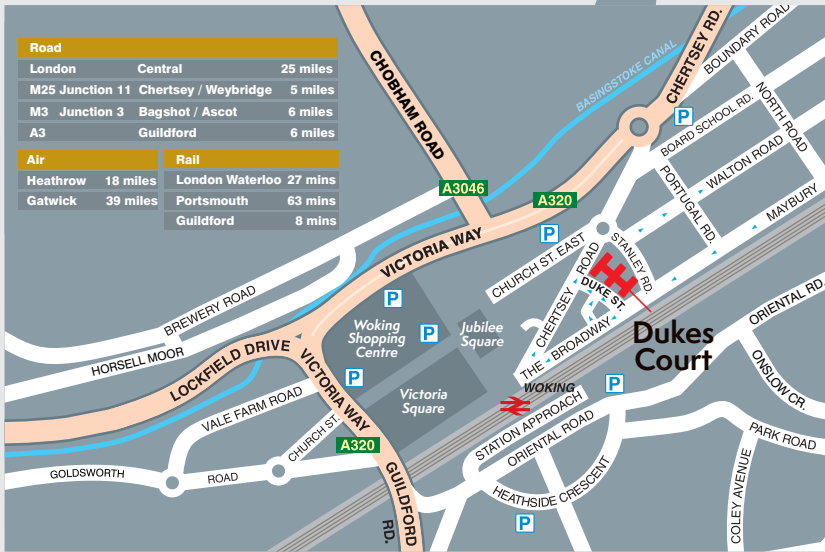
Dukes Court is located on Duke Street in Woking town centre, a mere 2 minute walk from Woking Station. The towns excellent retail amenity which includes two modern shopping arcades and a plethora of independent retailers is also within a stones throw of the building.



## WOKING

Situated in the heart of Surrey, Woking is strategically located approximately 25 miles South West of Central London and 6 miles North of Guildford. The town benefits from excellent transport communications being in close proximity to the M25, M3 & A3 as well as Woking station offering fast and frequent services to Central London and the South Coast.

Woking town centre is undergoing significant regeneration. The Victoria Square development, due to be completed in 2021 will be anchored by a large Marks and Spencer and a 190 bed Hilton Hotel.



## DESCRIPTION

Dukes Court is a landmark office building totalling 224,000 sq ft arranged over blocks (A-E) across ground and six to seven upper floors. The five blocks are accessed via three separate entrance/reception areas which lead to the flexible floor plates all of which benefit from excellent natural light. The building also benefits from a very good town centre car parking ratio of 1:525 sq ft providing parking for 420 cars across the surface and two basement levels.

## CURRENT AVAILABILITY

The available space within the building is set out within the table below:-

Block/Floor	Size (sq ft)	Size (sq m)
<b>C1</b>	4,770	443.15
<b>D1</b>	4,123	383.04
<b>CG</b>	1,254	116.50
<b>C7</b>	4,626	429.77
<b>C7(b)</b>	1,168	108.51
<b>A -Upper Ground</b>	7,240	672.61
<b>Total</b>	<b>23,181</b>	<b>2,153.58</b>

## SPECIFICATION/AMENITIES

The whole building has been subject to an extensive rolling refurbishment programme to the office accommodation and common parts comprising of a specification including:-

- VRV air conditioning
- Metal tiled suspended ceilings
- LED lighting
- Fully accessible raised floors
- Nine x 12 person passenger lifts
- Generator on site
- Male, female and disabled WC's on all floors
- Shower Facilities
- Concierge style security
- Dedicated on-site building management, receptionists
- Secure on-site bicycle storage
- On-site tennis court/5-a-side football pitch

## TERMS

Service charge is payable. Terms available upon request. Each party to bear their own legal costs.

## Contact the joint sole agents

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