

FORGE

#FORGEWOKING

FORGE THE FUTURE.

Forge Woking is different.
It challenges the convention
of what an office is and should be...



**FOR THE
LEADERS.**

A new look for Woking.
Forge offers a striking
building exterior –
welcoming both
occupiers and visitors.

FOR THE PEOPLE.

FORGE FOR YOU.

1

BELIEVE YOUR EYES.

A BEAUTIFULLY TRANSFORMED, DESIGN-LED BUILDING.

2

MOVE WITH EASE.

WATERLOO IN JUST 23 MINUTES. WOKING STATION IS JUST FIVE MINUTES AWAY.

3

KEEP THE RIGHT PEOPLE.

A WORKSPACE WHERE PEOPLE WANT TO COME TO WORK AND STAY.

4

THE COMPANY YOU KEEP.

WOKING IS HOME TO INNOVATIVE BUSINESSES – JOIN THEM.



CYCLING
SCORE
PLATINUM



BREEAM®
EXCELLENT



Forge has people at its heart.

A flexible internal space, with an atrium providing meeting and co-working space, café, fitness studio, bike ramp with bike store and showers/changing facilities – all in an awe inspiring, beautifully designed working environment with 71,906 sq ft of workspace.

FOR THE
ORIGINALS.



A sense of arrival
whether entering
on foot or bicycle.

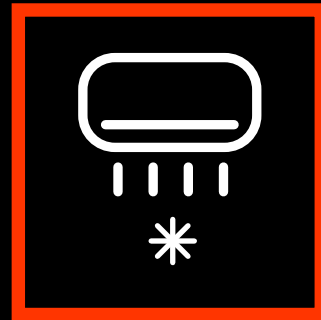


The use of materials, fabrics, colour and lighting creates defined zones within the ground floor reception area.

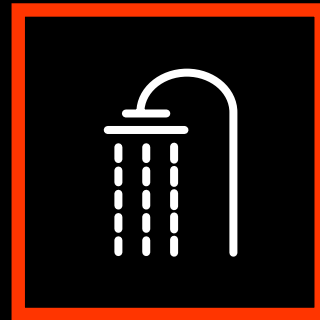




FOR THE WORKERS.



NEW ENERGY EFFICIENT
AIR CONDITIONING.



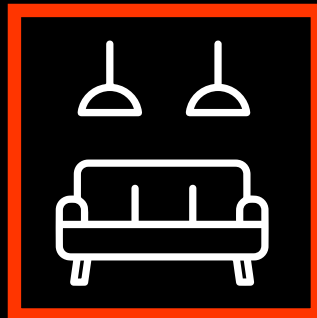
9 SHOWERS THROUGHOUT
THE BUILDING.



ELECTRIC CAR CHARGING
POINTS (WITH POTENTIAL
TO EXTEND).



MINUTES BY RAIL
TO LONDON WATERLOO.



SIGNIFICANT COMMUNAL,
CO-WORKING, SOCIAL
SPACES IN ATRIUM.



FORGE IS OFFICIALLY
CYCLING FRIENDLY.



105 SECURE BASEMENT
CAR PARKING SPACES –
RATIO (1:685 SQ FT).



“INTELLIGENT BUILDING”
FACILITIES ENABLED.



ACTIVE SCORE PLATINUM,
ACHIEVING 92/100



CYCLE STORE – CYCLE RAMP
FROM RECEPTION DOWN
TO BASEMENT.



CHANGING FACILITIES
INCLUDING DRYING ROOM
AND LOCKERS.



OCCUPANCY
DENSITY 1:8 SQ M.



TRAINS PER HOUR TO
LONDON WATERLOO STATION.



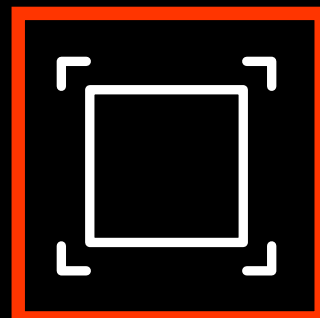
WIREDSCORE
CERTIFIED PLATINUM.



ULTRAFAST BROADBAND
ALREADY CONNECTED.



ONSITE CAFÉ ON THE
GROUND FLOOR.



MULTI-USE STUDIO SPACE
AVAILABLE FOR TENANTS.



11+ MILES OF
CANALSIDE TOWPATHS.



MILES OF CYCLE PATHS
LOCALLY.

Forge and Woking
offer something very
different for businesses
and their staff.

**FOR THE
FREE THINKERS.**



The grid provides a
unique environment to
work, relax or present
new ideas.



Thoughtfully designed to create a variety of collaborative or quiet spaces – it even boasts swings and sun loungers...

FOR THE
FREE WHEELERS.

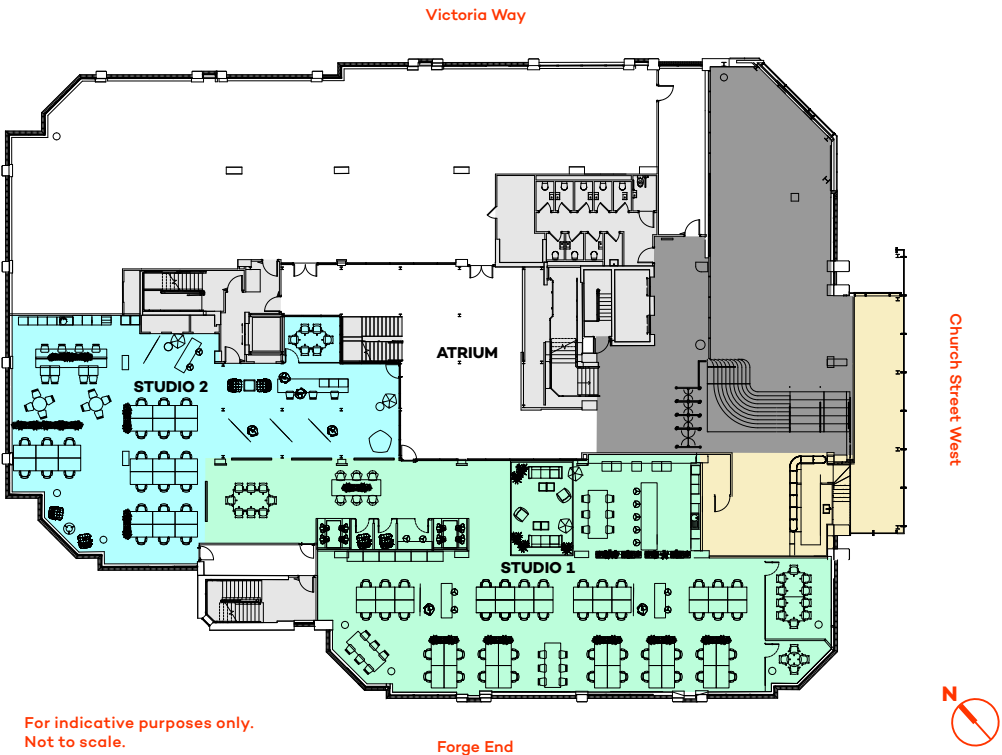
Cycling is not second best – a cycle ramp that actually lets you ride into the building and down into the bike store and shower area.

There is also a studio space at upper basement level – providing the perfect environment for some lunchtime yoga.



FOR THE DESIGNERS – THE STUDIO’S.

The ground floor offers fully fitted and furnished office space available for immediate occupation.



STUDIO 1 4,740 sq ft / 440 sq m

Open plan desks	46
12 person meeting room	1
8 person meeting room	1
4 person meeting room	1
4 person booth	2
Hotdesk seats	24
Collaboration areas	2
Call room	3
Kitchen/breakout	1

STUDIO 2 2,600 sq ft / 242 sq m

Open plan desks	24
6 person meeting room	1
Collaboration/breakout areas	5
Coffee bar	1
Kitchen/breakout	1



THE STUDIOS.

Considered, contemporary design throughout make it Woking's coolest place to work.



Ground floor studio 2 – kitchen and breakout area

THE STUDIOS.



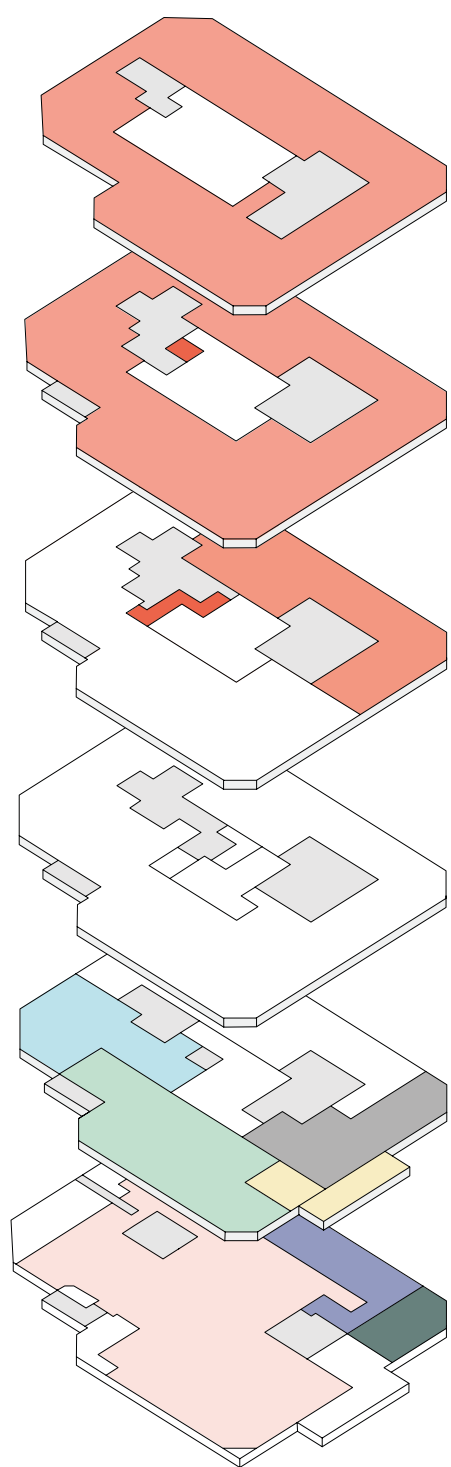
THE STUDIOS.

Ground floor studio 2 – looking north east



THE SPACE / FLOOR PLANS.

FLOOR	USE	SQ M	SQ FT
4TH	Office	1,160	12,486
3RD	Office	1,426	15,346
2ND	Office	503	5,416
	Office	LET	Verint
1ST	Office	LET	BOC
GROUND	Office	LET	Aspris
	Studio 1	440	4,740
	Studio 2	242	2,600
	Reception	261	2,808
	Atrium	136	1,461
	Café	107	1,152
UPPER BASEMENT	Studio	81	872
TOTAL OFFICE		3,771	40,588
TOTAL		4,356	46,881



- Office

● Studio 1

● Studio 2

● Café

● Studio

● Cycle Store
- Showers

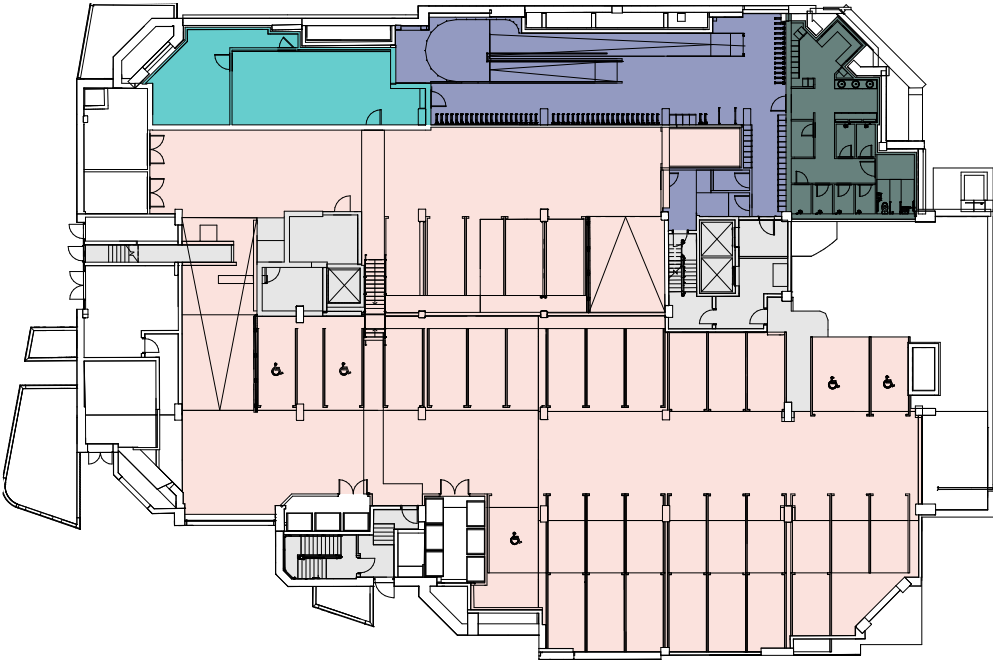
● Reception

● Car Parking

● Core

UPPER BASEMENT

Studio
872 sq ft
81 sq m



GROUND FLOOR

Office - LET to Aspris
5,069 sq ft
471 sq m

Studio 1
4,740 sq ft
440 sq m

Studio 2
2,600 sq ft
242 sq m

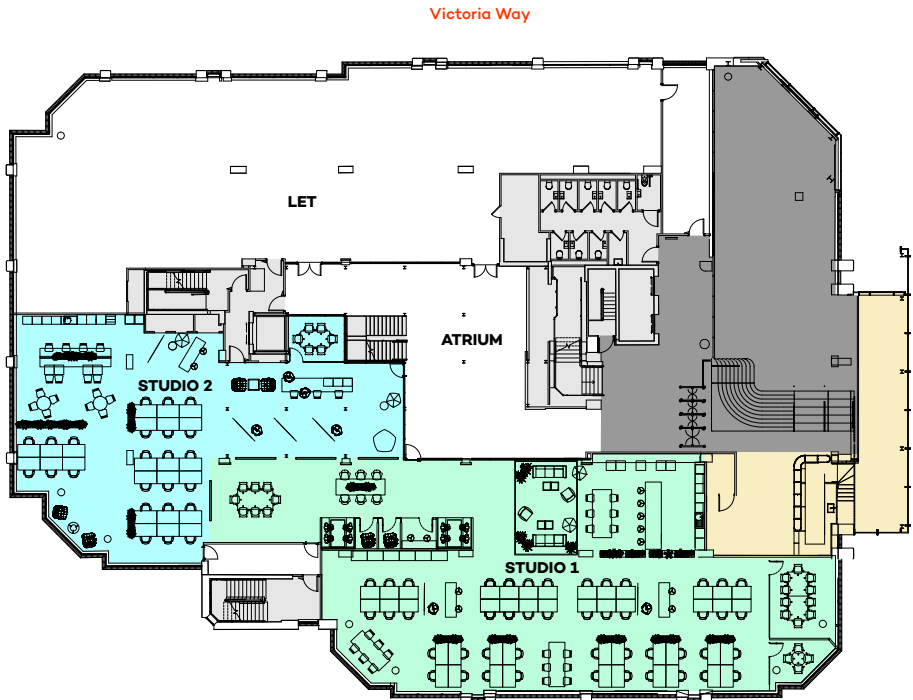
Reception
2,808 sq ft
261 sq m

Atrium
1,461 sq ft
136 sq m

Café
1,152 sq ft
107 sq m

For indicative purposes only.
Not to scale.

All area measurements are IPMS 3.



Church Street West



All area measurements are IPMS 3.

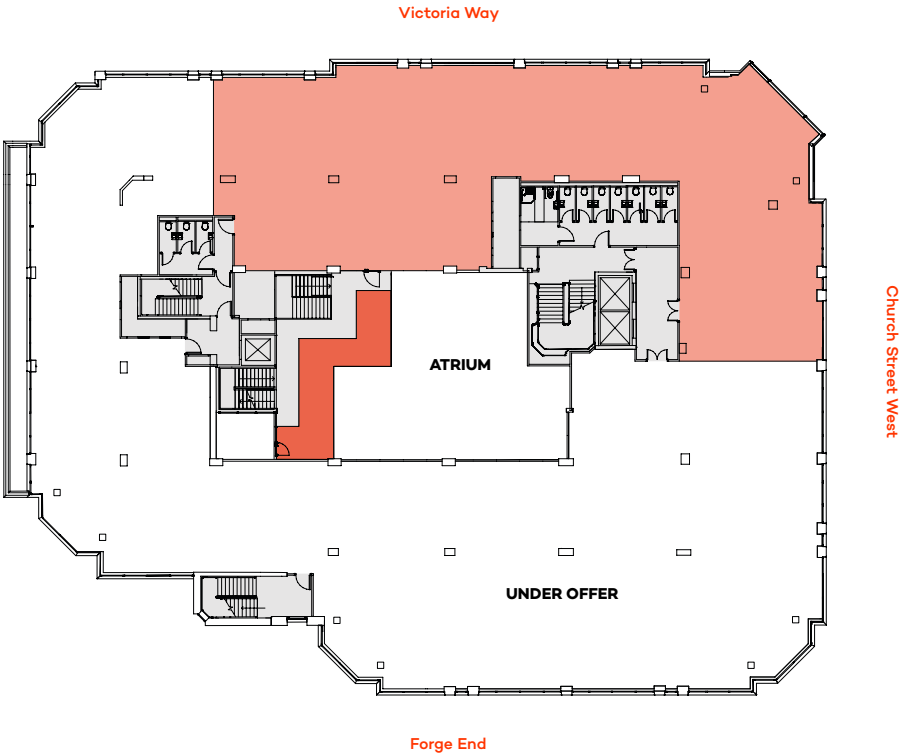
FLOOR PLANS.

- Office
- Breakout Space
- Core

2ND FLOOR

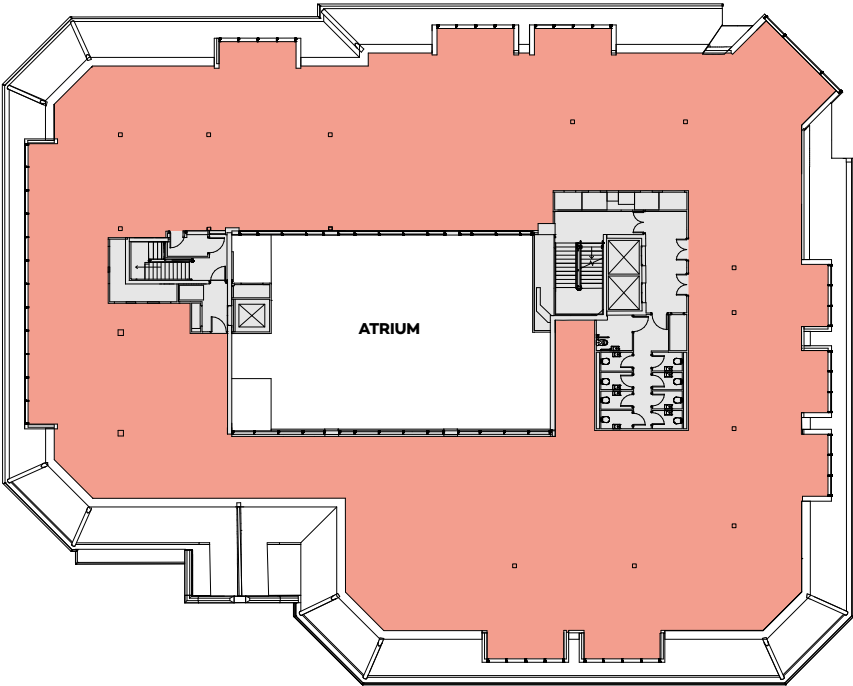
Office
5,416 sq ft
503 sq m

Office - U/O
10,180 sq ft
946 sq m



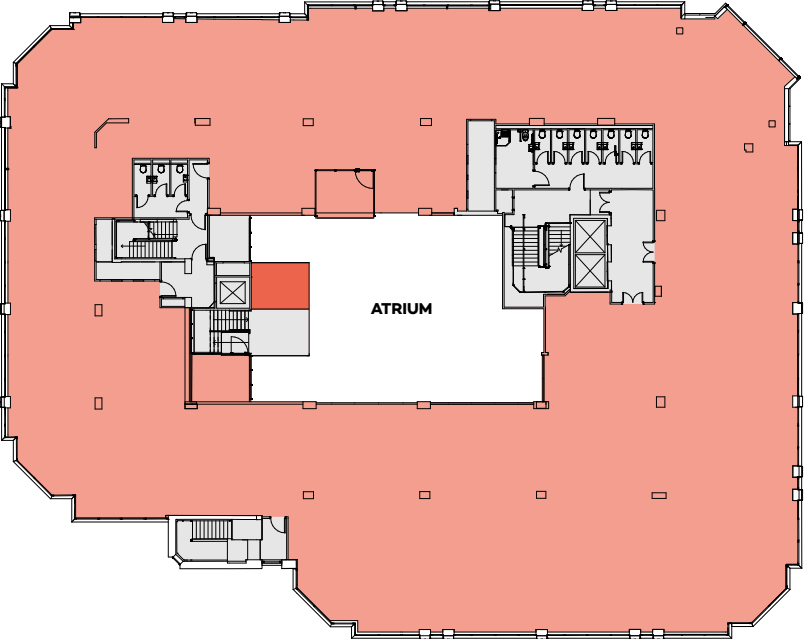
4TH FLOOR

Office
12,486 sq ft
1,160 sq m



3RD FLOOR

Office
15,346 sq ft
1,426 sq m



For indicative purposes only. Not to scale.
All area measurements are IPMS 3.
U/O – Under Offer





**FOR THE
FLEXIBLE.**

Forge provides flexible
space – so you can do
business your way.

Second floor





FOR THE LATTES, ESPRESSOS AND FLAT WHITES.

An independent café
serving freshly roasted
coffee – right here.
The perfect way to start
the day (or finish it).

CAFÉ PLAN
1,152 sq ft
107 sq m



**NEW
CAFÉ.**



**AIR
CONDITIONING.**



**BESPOKE
LIGHTING.**



**DISABLED
ACCESS.**



**ORDER AND
PAY VIA APP.**



**TERRAZZO
SERVING
COUNTER.**



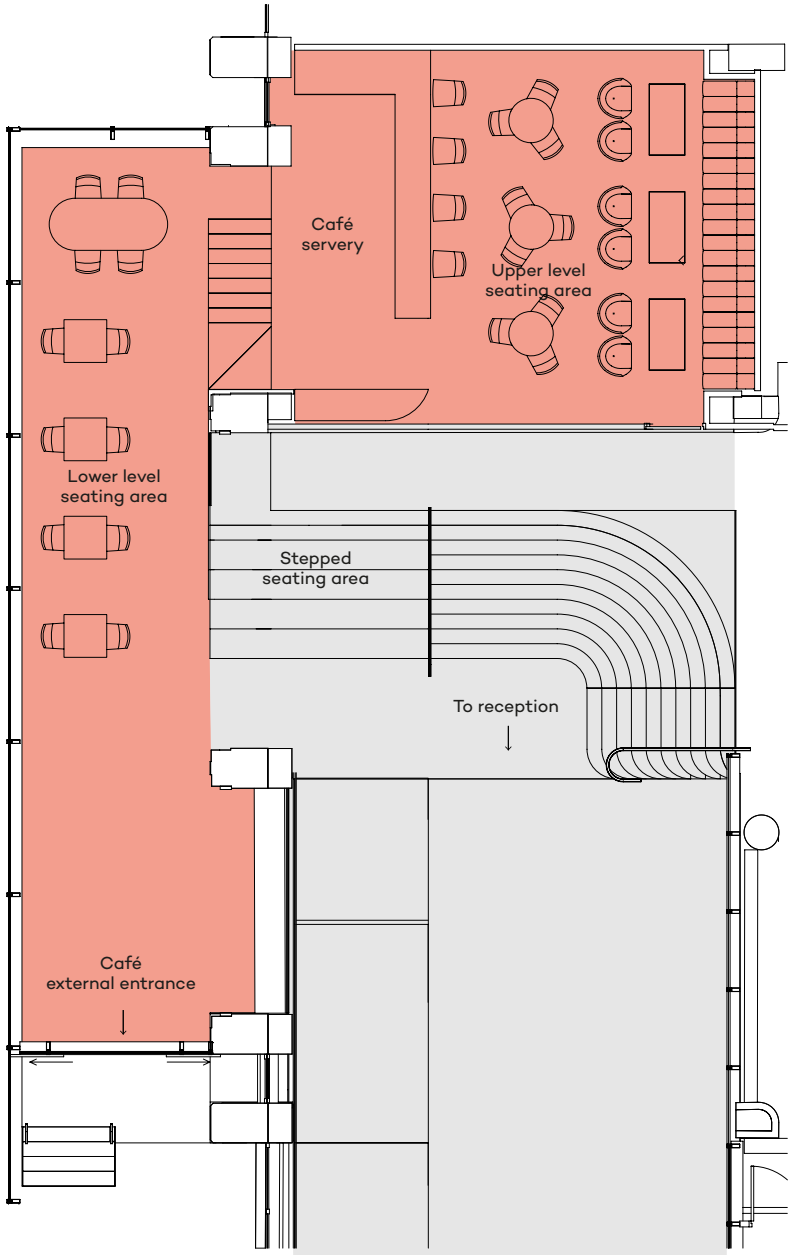
**POLISHED
CONCRETE
FLOORING.**



**FLOOR TO
CEILING
GLAZING.**



**STEPPED
SEATING
AREA.**

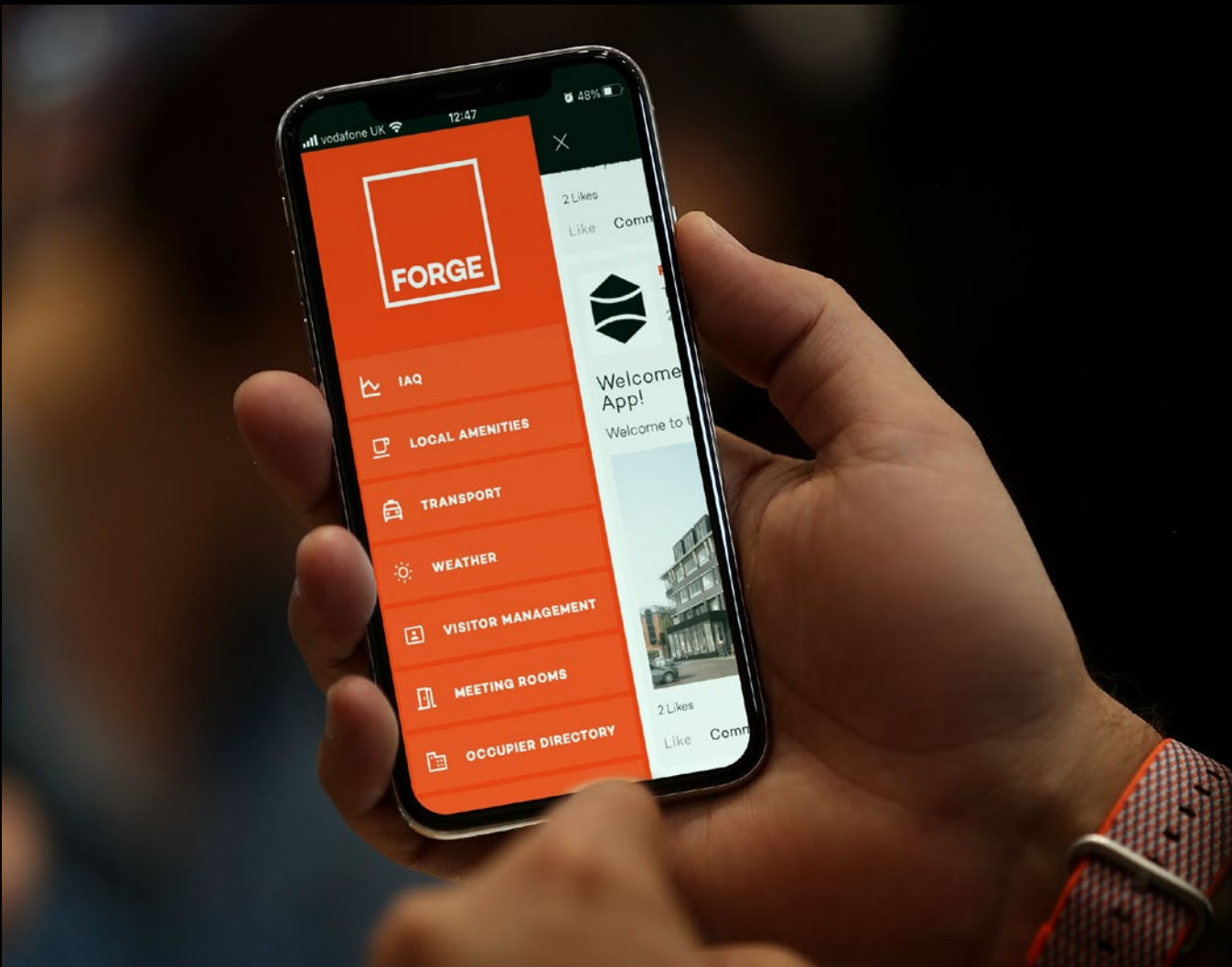


For indicative purposes only.
Not to scale.

FOR THE ONES IN CONTROL.

Forge is smart.

In fact it's one of the smartest buildings around. Using the Smart Spaces app Forge puts occupiers first, using the latest IoT technology. It collects all available data within the building to provide 360° control, automation and real time operational feedback.



Sustainability

Sustainability is encouraged by real-time system feedback/ demand prediction to deliver cost savings and an eco friendly workspace.

Climate

Using predictive technology based on trends within data from the air conditioning system the app realises when you are arriving at the building – altering the climate to match your preferred settings.

Lighting

The app communicates with the lighting system as you are on the way to work, automatically arranging the LUX intensity to your preferred setting based on what you have previously used.

Access Control

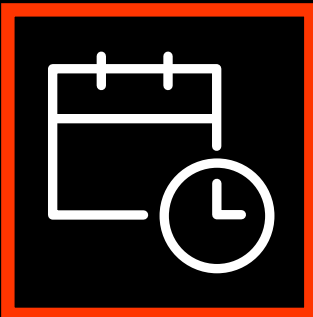
A key fob is a thing of the past at Forge. The app controls all access for you and your visitors. It even allows you to communicate with your visitors when they've arrived.

Community/Concierge

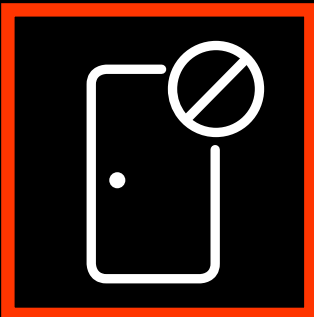
Keep up-to-date with community events for tenants – book out spaces within the building via the booking system – or use our concierge to make your restaurant reservations.



COMMUNITY
EVENTS FOR TENANTS /
DISCOUNTS FOR TENANTS.



BOOKINGS
ABILITY TO BOOK SPACE –
MEETING ROOMS / STUDIO.



OCCUPANCY
SHOWS AVAILABILITY OF
SHOWERS ETC.



ACCESS CONTROL
THE KEY FOB IS A THING
OF THE PAST.



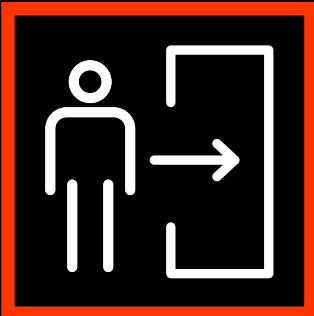
CONTROL
ABILITY TO CONTROL
LIGHTING AND TEMPERATURE.



CONCIERGE
ARRANGE RESTAURANT
BOOKINGS ETC.



ANALYTICS
SHOWS HOW THE BUILDING
IS RUNNING AND HOW TO
KEEP IT RUNNING AT ITS
MOST EFFICIENT.



VISITOR CONTROL
CONTROL ACCESS FOR
VISITORS AND COMMUNICATE
DIRECTLY WITH THEM
ON ARRIVAL.

FOR THE OUT & ABOUTERS.

With a growing population, Woking is also developing a retail and leisure offering to match. Coupled with excellent rail connections into London and its close proximity to major arterial roads – Woking offers businesses the perfect base.

FOR THE MORNING, NOON & NIGHT.

- 1_Woking Park.
- 2_Market Walk.
- 3_Côte Brasserie.
- 4_WWF Living Planet Centre.
- 5_HG Wells Statue.
- 6_Café Rouge.
- 7_Marciano Lounge.
- 8_Las Iguanas.
- 9_Saturn Trail.
- 10_The Lightbox Gallery.
- 11_Bacareto Italian Street Food.



FOR THE ONES IN THE KNOW.

From international hotels to high street favourites, independent brasseries, established retail names and a flourishing cultural scene – Woking has something to offer for every occasion.

1_Jubilee Square.
2_Hilton Hotel – Victoria Square (CGI).
3_Victoria Square (CGI).



FOR THE CONNECTED.

Forge is in close proximity to Woking station providing excellent access to the rail network and travel times into London of just 23 minutes with 15 trains an hour running into the capital.

Heathrow, Gatwick and Southampton international airports are all within an hour's travel. Key arterial road routes, including the M25, M3 and A3 can all be reached within 15 minutes.

ROAD DISTANCES

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

TRAIN TIMES (IN MINS)

07 GUILDFORD	09 FARNBOROUGH	19 CLAPHAM JUNCTION
19 BASINGSTOKE	23 LONDON WATERLOO	31 WIMBLEDON
41 SOUTHAMPTON AIRPORT	55 GATWICK AIRPORT	58 SALISBURY

Travel times source: National Rail

AMENITIES

Hotels

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

Bars and Restaurants

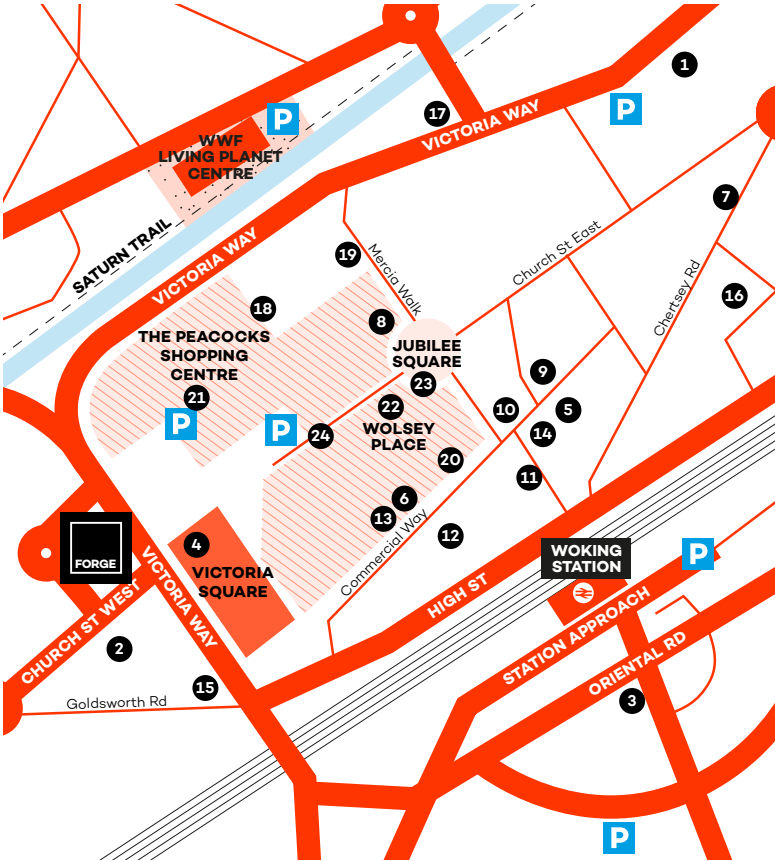
- 5. Bacaró
- 6. Bill's Restaurant
- 7. Bulgogi (Korean)
- 8. Café Rouge
- 9. Caffè Nero
- 10. Carluccio's
- 11. Cellar Magneval
- 12. Côte Brasserie
- 13. Las Iguanas
- 14. Marciano Lounge
- 15. Soya (Japanese)

Leisure

- 16. Anytime Fitness
- 17. The Lightbox Gallery
- 18. New Victoria Theatre
- 19. Ambassadors Cinema

Retail

- 20. Commercial Way
- 21. Peacocks Shopping Centre
- 22. Wolsey Place
- 23. Jubilee Square
- 24. Market Walk



FOR THE FUTURE.

Victoria Square is part of an ambitious town centre development plan due to complete in 2022. It will deliver more than 75,000 square feet of new retail space, 390 residential apartments and two new public plazas. Hilton has also signed up to operate a 196-room hotel, including 12 suites, stylish Sky Bar and an onsite coffee shop.

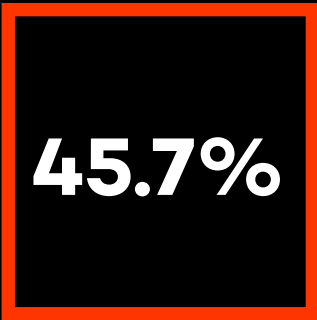


FOR THE GAME CHANGERS.

Woking and the surrounding area is home to some truly inspiring, forward thinking individuals and companies. Thanks to Woking's growing reputation – it's the perfect place to grow your business – come and join them.



ONE OF THE LARGEST CONCENTRATIONS OF KNOWLEDGE SECTOR BUSINESSES IN THE UK.



OF POPULATION IS QUALIFIED TO NVQ LEVEL 4 AND ABOVE; 8.6% ABOVE THE BRITISH AVERAGE.



MORE AFFORDABLE TO RENT IN WOKING THAN NEIGHBOURING BOROUGHES. ¹



15% MORE AFFORDABLE TO BUY IN WOKING THAN NEIGHBOURING BOROUGHES. ²



M25, M3 AND A3 CAN ALL BE REACHED WITHIN 15 MINUTES OF WOKING.



WORKING IN MANAGERIAL, PROFESSIONAL AND TECHNICAL OCCUPATIONS.



22 PARKS AND RECREATION SPACES.



GROWTH IN POPULATION IN LAST DECADE.



BUSINESSES ARE ALREADY BASED HERE.

LOCAL OCCUPIERS

Facts and figures from wokingworks.com

1. Home.co.uk, March 2018. Based on 1-bed property.

2. UK House Price Index, January 2018. Based on flat / maisonette.

FOR THE CURIOUS.



Terms

Upon application.

Viewings

Please contact the
joint sole letting agents:



Jeremy Rodale
jeremy.rodale@cbre.com
07766 780 590

Jessica Bodie
jessica.bodie@cbre.com
07500 977 451

Tim Shaw
tgshaw@lsh.co.uk
07834 626 792

Will Farrer
wfarrer@lsh.co.uk
07729 074 367

MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2025.

Designed by Cre8te – 020 3468 5760 – cre8te.london

43 Church Street West
Woking GU21 6HS