3,638 SQ FT TO 38,380 SQ FT AVAILABLE

GOLDSWORTH PLACE

GOLDSWORTHPLACE.COM

FOR THOSE WHO KNOW THEIR WORTH

GOLDSWORTH PLACE

1 FORGE END WOKING GU21 6DB

GOLDSWORTH PLACE
NOT JUST A BASE – A BENCHMARK

All electric building in a prime town centre location

A WORKPLACE WITH WEIGHT

17,000 sq ft floor plates help create a 38,380 sq ft reimagined, best in class workplace, purpose-built for success and designed to elevate ambition – where you'll be in the company of like-minded, blue-chip neighbours who are successfully realising their vision at Goldsworth Place.

- **Design-led and newly refurbished, with outstanding ESG credentials**
- **Proximity to the town centre with a variety of speedy travel options into London.**
- **Unrivalled parking and low carbon travel facilities for your staff**

Where you work says everything, you will want an environment that reinforces your reputation for excellence; and every detail here reflects a commitment to quality that is built for the long-term.

Deserve the best — deserve best in class

Goldsworth Place is more than a workspace — it's a statement of intent, crafted for companies who know their direction and demand the best for their staff.

Continuously improving

Goldsworth Place is built for the future, with ongoing enhancements that evolve with your business needs

L&G

But don't just take our word for it

"Our company moved to Goldsworth Place in Oct 2023 after looking at many buildings in the area. Goldsworth Place stood out for a number of reasons which made it the obvious choice for us. Primarily the location was brilliant – we are right across the road from the town centre, two shopping centres, hotels and lots of places to eat. We were moving from an area that had none of these things so it was a huge selling point for us and our staff.

The parking provision was by far the best in the area which is always a main consideration when looking to move offices. The building itself has great facilities for all tenants – a real stand out for us is the front of house Reception area and staff which make a great impression on visitors and staff alike. There are regular events, Pop-Ups and food trucks arranged for the building which has been great. The building is light, airy and to a high standard. Communal areas in the building are well equipped, have been fitted out beautifully and are a really useful addition to our office space.

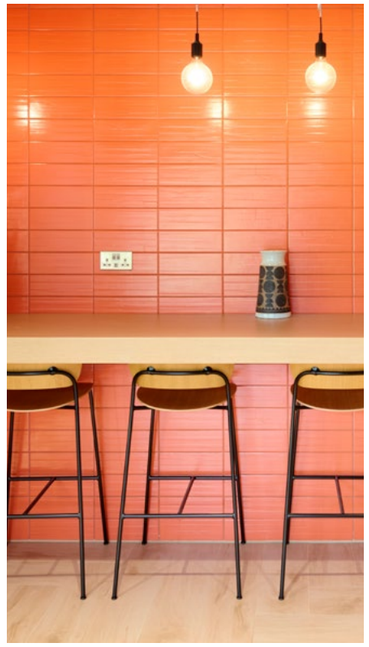
I have found Building Management have been great to deal with – quick to react to any communication and have gone above and beyond to accommodate us. Staff have enjoyed making use of the building Pet Policy too which we have never had before. L&G have also been very accommodating during the whole process.

All in all, a very positive experience since we have moved in – a great space to come to and somewhere our staff are really enjoying working in."

Leigh-Anne Butler
Clinisys

A workplace that attracts talent

A well-managed, thought-fully designed office that helps you retain and inspire the best people



FLOOR TO CEILING GLAZING DRAWS LIGHT DIRECTLY INTO THE HEART OF THE BUILDING

Reception

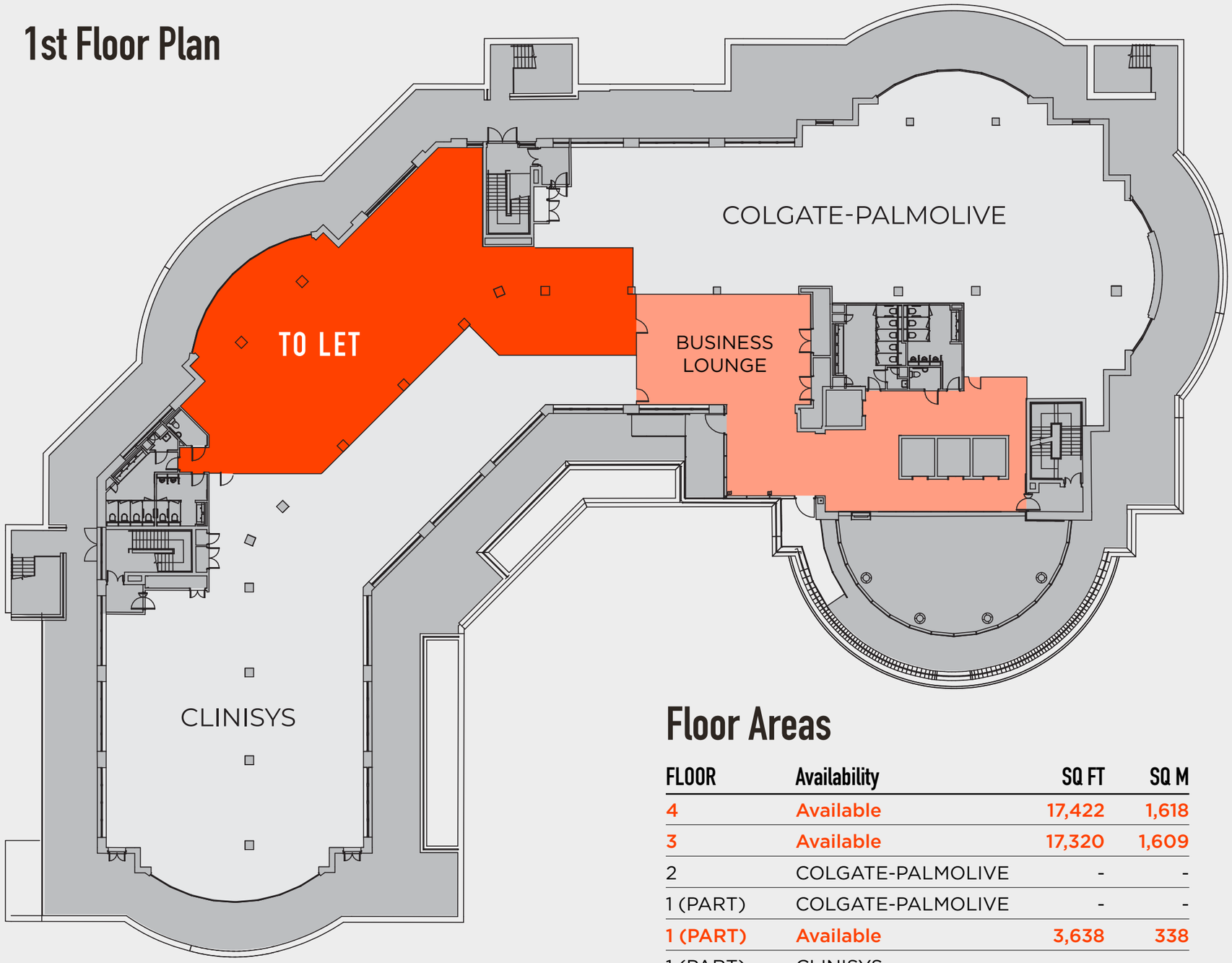
Specification

The available space shares all the amenities the building offers to complete a perfect work/life balance

All the end of journey facilities you would expect, a spectacular reception with café facilities, break out spaces, allocated terracing, and office space with floor to ceiling glazing to maximise natural light.

- All Electric Builiding
- EPC A (Target)
- Unrivalled Town Centre Parking Ratio 1:250 SQ FT
- Allocated Terrace Space
- Fitted Options Available
- Internal & External Break-Out Space
- Floor To Ceiling Glazing
- Electric Vehicle Charging Points
- Basement Showers & Changing
- 70 Secure Cycle Storage Spaces
- Wiredscore Gold
- Clean Air Rated "GOLD"

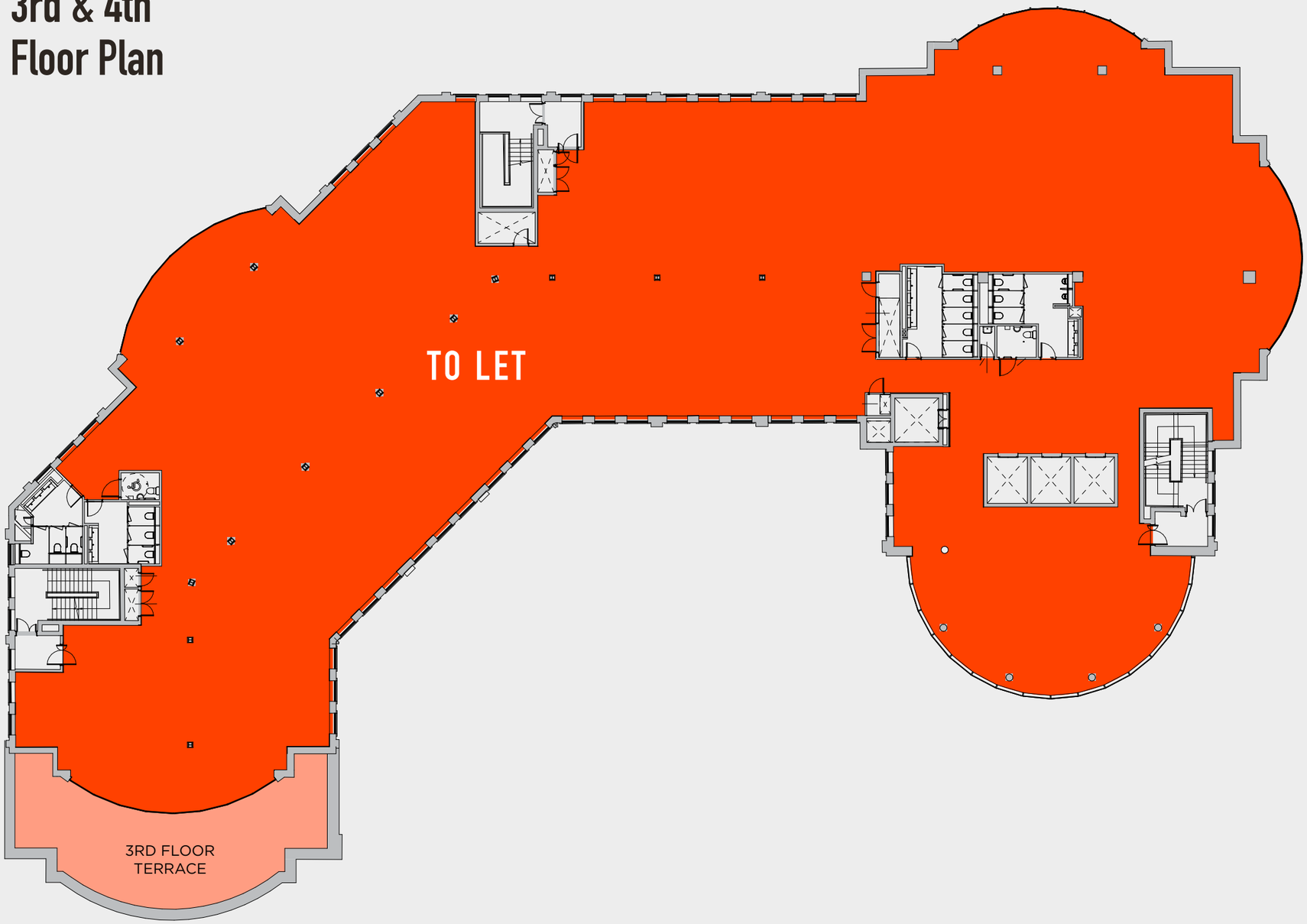
1st Floor Plan



Floor Areas

FLOOR	Availability	SQ FT	SQ M
4	Available	17,422	1,618
3	Available	17,320	1,609
2	COLGATE-PALMOLIVE	-	-
1 (PART)	COLGATE-PALMOLIVE	-	-
1 (PART)	Available	3,638	338
1 (PART)	CLINISYS	-	-
G	RECEPTION / CAFE	-	-
Total Available		38,380	3,565

3rd & 4th Floor Plan



Wash Room

Changing Rooms

Terrace

Indicative floor

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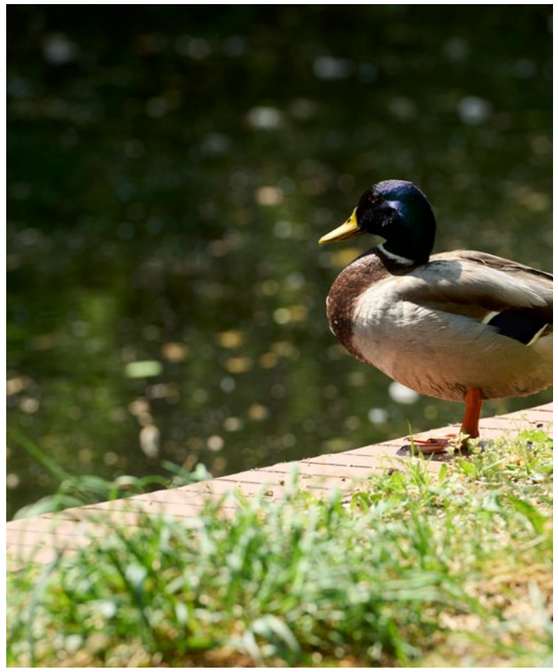
1 FOREND WOKING GU21 6DB

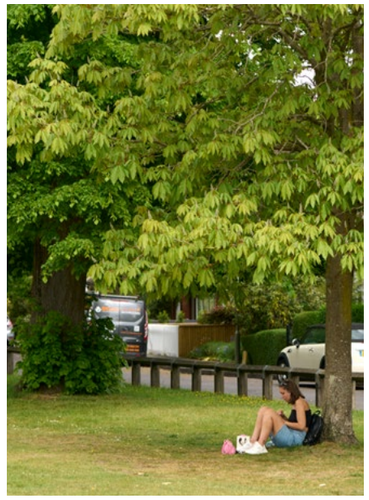


Green is in Woking's nature

An important priority of the Council's development plan (Woking 2027, planning the future of the Borough) is the protection and development of biodiversity and its green belt, which covers approximately 60% of the Borough.

This plays a key role in providing recreational opportunity, securing the quality of the Borough's landscape setting, and in contributing to the special identity of the area.

The outcome is an abundance of outdoor opportunities, whether it's Canalside calm, a connection to nature or something more physical there are many choices for sports, recreation and natural tranquillity across the borough.



GOLDSWORTH PLACE

Goldsworth Place is set within the heart of Woking town centre. For the 3rd successive year the town has appeared in the top 3 UK's best places to live and work*

Woking is more than a stop on the commuter map — it's a town in motion, transforming into one of the South East's most dynamic regional centres. With fast, direct access to London, exceptional digital and transport connectivity, and a local council driving serious investment, Woking is built for business.

Life and Style

Woking has evolved culturally, with a lifestyle offering that rivals much larger towns and cities. At its heart lies a vibrant centre filled with buzzing cafés, stylish bars, restaurants, and national retailers. The Peacocks Centre anchors the retail scene with well-known brands, while The New Victoria Theatre and a six-screen cinema deliver year-round entertainment. Just around the corner, The Lightbox gallery brings world-class art exhibitions to the community.

Major regeneration projects like Jubilee Square and Commercial Way are transforming the town. Victoria Square adds a new dimension with 14,500 sq m of retail space, over 400 new homes, and two stunning new plazas.

Surrounded by green space, Woking remains deeply connected to nature, offering an exceptional quality of, sporting choices, and over 355 hectares of woodland and heath at Horsell Common. The nine-mile Saturn Trail along the Basingstoke Canal is perfect for walking and running, offering an escape into nature just minutes from the town centre.

Success breeds success

The message is clear: Woking is investing in itself — and in the people and businesses that choose to call it home.

It's a key reason why so many leading organisations choose to be here. McLaren, WWF, Asahi, Colgate, Nomad Foods and the UK headquarters of The World Wildlife Fund and their 'Living Planet' Conservation Centre, all operate from Woking, drawn by its global connectivity, top-tier talent pool, and a business environment that consistently outperforms expectations.

Woking is not just growing — it's excelling as a genuine mix of commerce and community.

- Woking maintains and protects 60% green belt countryside
- Educational attainment is well above the UK average
- Highly accessible – M25 J11, M3 J3 & A3 a short distance,
- A320 through the town centre to Guildford and Staines-Upon-Thames
- Jobs in Managerial, Professional & Technical sectors, 7% above the national average
- Substantially more investment than other towns SW of the M25

Woking is a smart, strategic decision that will ultimately support business growth, talent retention and long-term success.

*(Annual UK Vitality Index 2024)

STREET
PIZZA
GORDON RAMSAY
STREET
PIZZA
GORDON RAMSAY

MUSCOVADO
ICED
LATTE

DUKES
BAR & DELI

Legal & General

The Legal & General Advantage – Feel Confident in Your Future

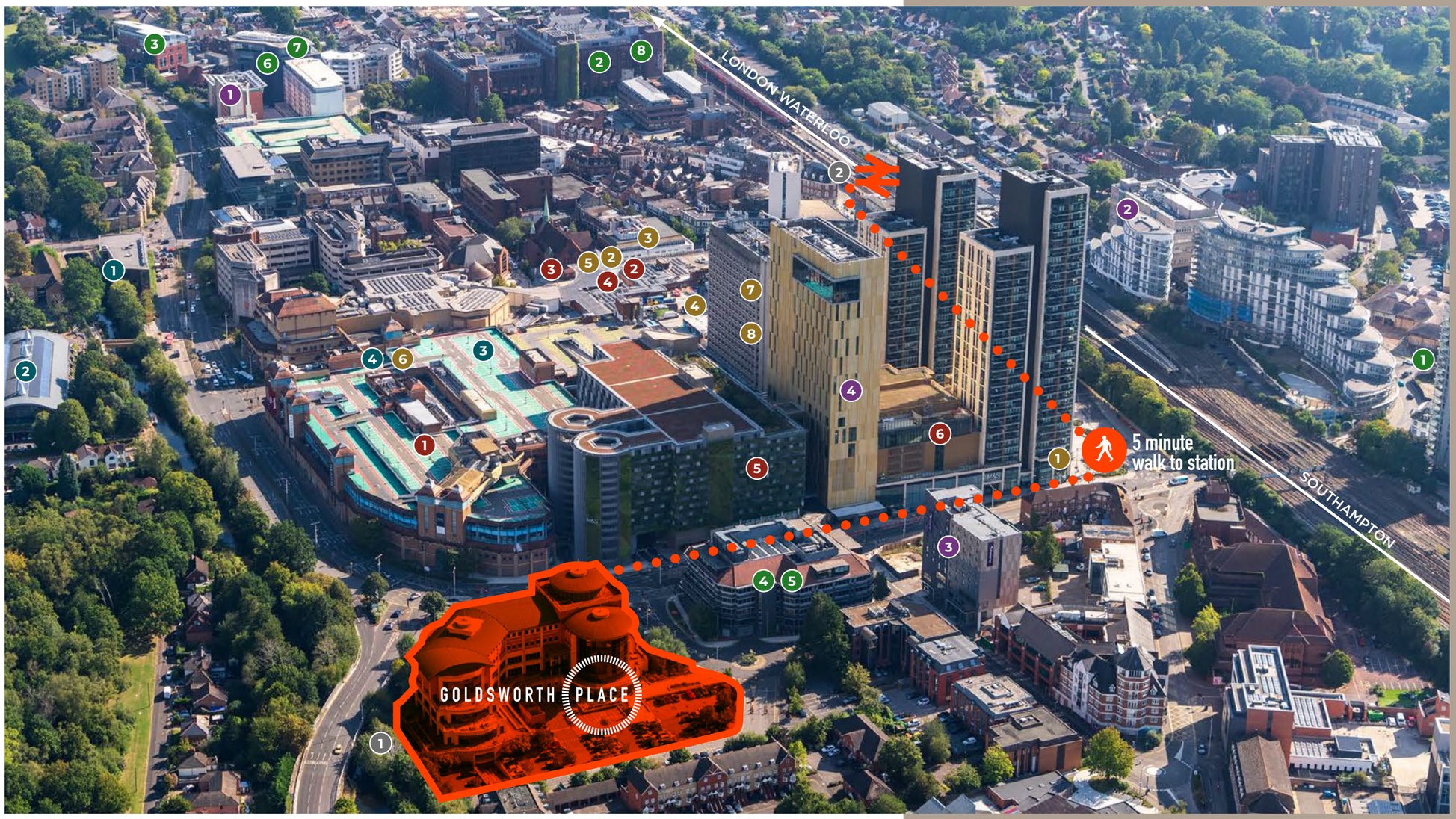
Choosing Goldsworth Place not only means finding the right home for your business, but choosing a trusted landlord, and long-term partner that puts occupiers first.

Legal & General is one of the UK's most respected institutional landlords — committed to long-term value, sustainable development, and best-in-class property management.

We are place-makers, with a commitment to workplace excellence, so you can feel secure knowing your office is:

- Professionally managed with responsive support – ensuring a transparent and frictionless experience.
- A stable, long-term investment – no unexpected changes, just reliability, consistency and quality.
- Continuously improving – Goldsworth Place is built for the future, with ongoing enhancements that evolve with your business needs.
- Leading the way in sustainable development – ensuring an ESG commitment that goes above and beyond.
- A workplace that attracts talent – a well-managed, thoughtfully designed office that helps you retain and inspire the best people.

At Goldsworth Place, you can feel confident that your business belongs here for the long-term.



WOKING HAS EVERYTHING ON ITS DOORSTEP, MAKING IT THE ONE CHOICE TO LOCATE, WORK & LIVE

Canalside Viewing Area Walks & Cycle Routes

5 Minute Walk To Station

23 Minutes Woking To London Waterloo

RETAIL

1. The Peacocks Retail Centre
2. Wolsey Place Retail Centre
3. Jubilee Square
4. Market Walk
5. Red Car Park
6. Victoria Place

VENUES

1. The Lightbox
2. WWF Living Planet
3. Nova Cinema
4. New Victoria Theatre

CAFES

1. Gails
2. Pret A Manger
3. Gordon Ramsey Street Burge
4. Zizi
5. Starbucks
6. Costa Coffee
7. Côte Brasserie
8. Caffè Nero

BUSINESSES

1. Yum Brands
2. Petrofac
3. Asahi
4. Nomad Foods
5. BOC
6. Alliance Healthcare
7. KONE plc
8. McLaren Applied

HOTELS

1. Doubletree By Hiltor
2. Travelodge
3. Premier Inn
4. Hilton

TRAVEL

1. Basingstoke Canal / Saturn Trail
2. Woking Rail Station

Location

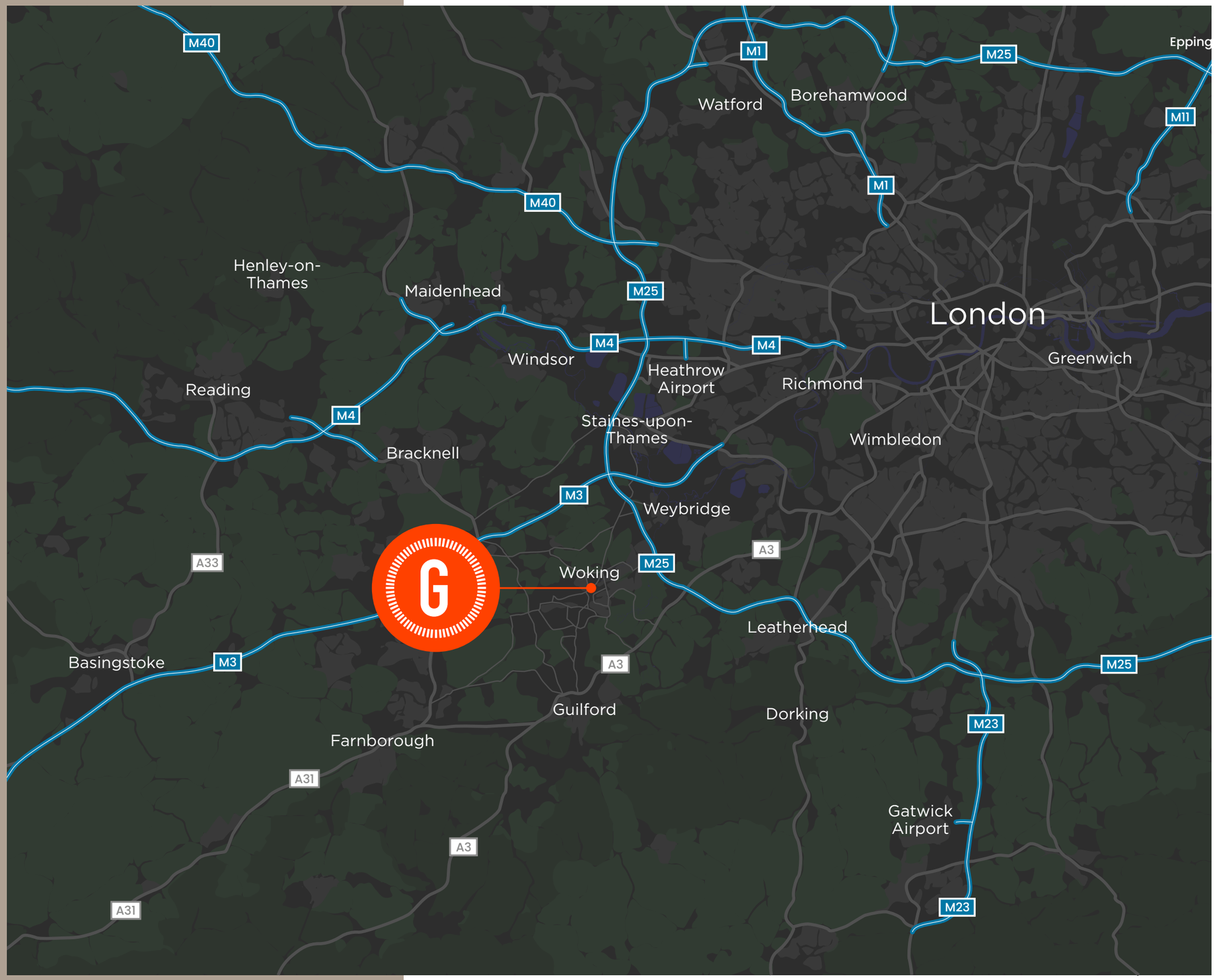
Road connections for regional and national reach

M25 (J11) is just 5 miles away, connecting to the wider motorway network. The M3 (J2) is 7 miles, connecting with the A3 arterial route for London and Guildford, to the South Coast. So whether you're heading into London, across the South East, or towards key national hubs like Reading, Southampton, and Oxford, Woking's proximity to major motorways ensures your business stays connected — efficiently and effortlessly.

Distance in miles

5	7	7
M25 J11	M25 J12 M3 J2	Guildford
7.5	13.4	14
Weybridge	Heathrow Airport T5	M4 J4B
23	30	35
Reading	Central London	Gatwick Airport

Source: googlemaps



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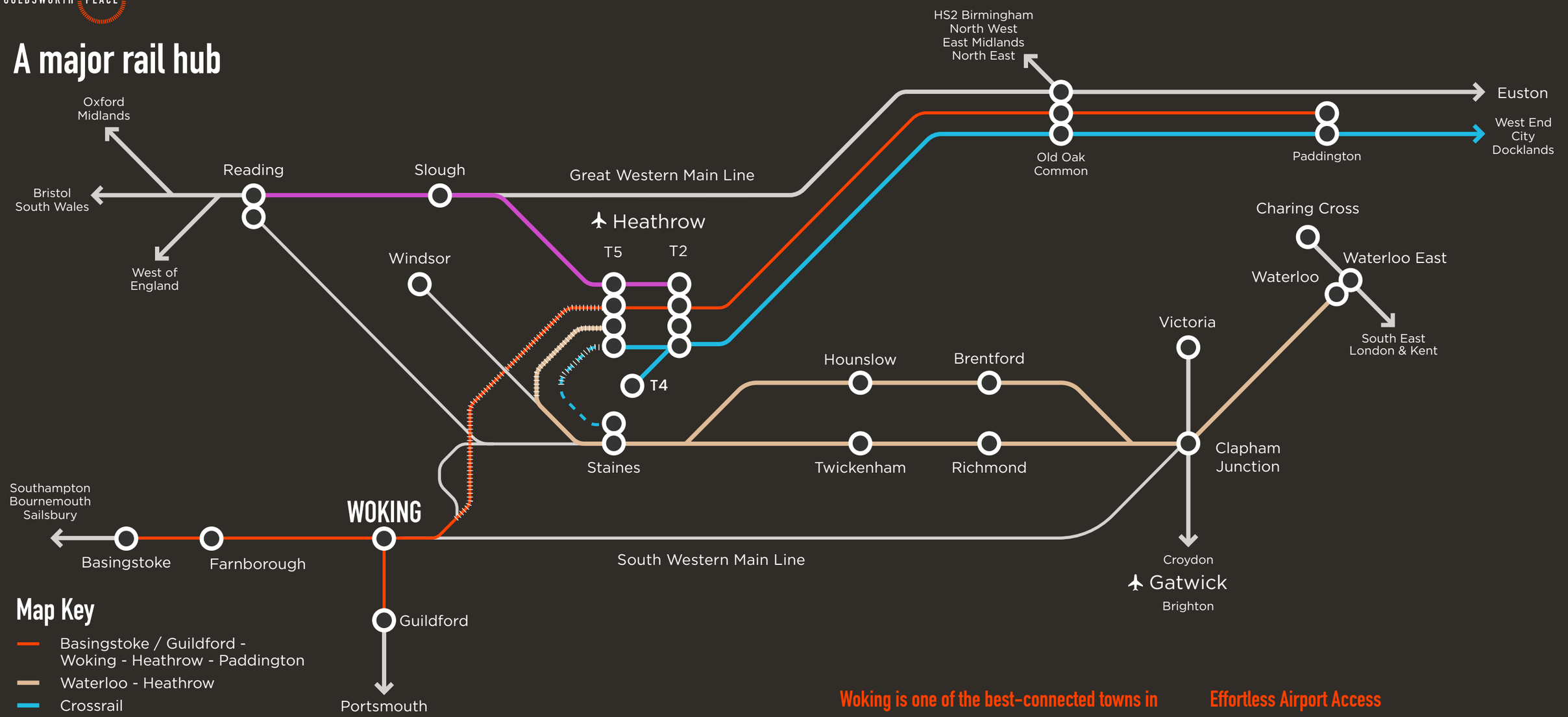
A major rail hub



Map Key

- Basingstoke / Guildford - Woking - Heathrow - Paddington
- Waterloo - Heathrow
- Crossrail
- Potential Crossrail Extention T5 to Staines
- Western Rail Access to Heathrow
- HSR infrastructure

Train Times in minutes

Guildford	Farnborough	Clapham Junction	London Waterloo
7	10	19	23

Rail Airbus in minutes

Heathrow Airport
32

Woking is one of the best-connected towns in the South East, offering fast, reliable rail links to London, major airports, and key business destinations across the region.

Direct Connections to London

Woking's train service to London Waterloo is 23 minutes on the fastest services, departing every 6 minutes during peak times. Up to 350 trains per day run on this route, making this ideal for seamless access to London's key business areas.

Effortless Airport Access

Heathrow Airport terminals are approximately 32 minutes via Rail Air coach from Woking station.

Gatwick Airport is 35-45 minutes via direct train connections.

Key Regional Destinations

A high-frequency of direct services connect Woking to major regional towns and cities across the UK.

Woking's position as a key interchange ensures businesses are always connected — locally, nationally, and globally.

GOLDSWORTH PLACE

A development by

Legal & General

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