



11-13 Victoria Way, Woking GU21 6DD

FOR SALE

A prime town centre site fronting
Victoria Way

0.4 Acres
(0.16 Hectares)

DESCRIPTION

A cleared & hoarded site occupying a prime location in Woking town centre, fronting Victoria Way & on the corner of Church Street West. The site is currently allocated (re: UA10) for employment use, with expired planning consent (PLAN/2007/0688) for a 17 storey office building totalling approx. 150,000 sq ft. A recent, positive pre-app meeting with Woking Borough Council indicated a willingness to consider a residential BTR scheme & confirmed the principle of a tall building would be acceptable subject to detailed design & mitigation.

- ✓ Located opposite Victoria Square
- ✓ Excellent road frontage
- ✓ Corner of Victoria Way & Church Street West
- ✓ Suitable for variety of town centre uses (STP)
- ✓ Expired consent for 17 storey office building
- ✓ Positive pre-app meeting for resi BTR scheme



ACCOMMODATION

Approximate Site Area	sq ft	sq m
Total	0.4	0.16

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

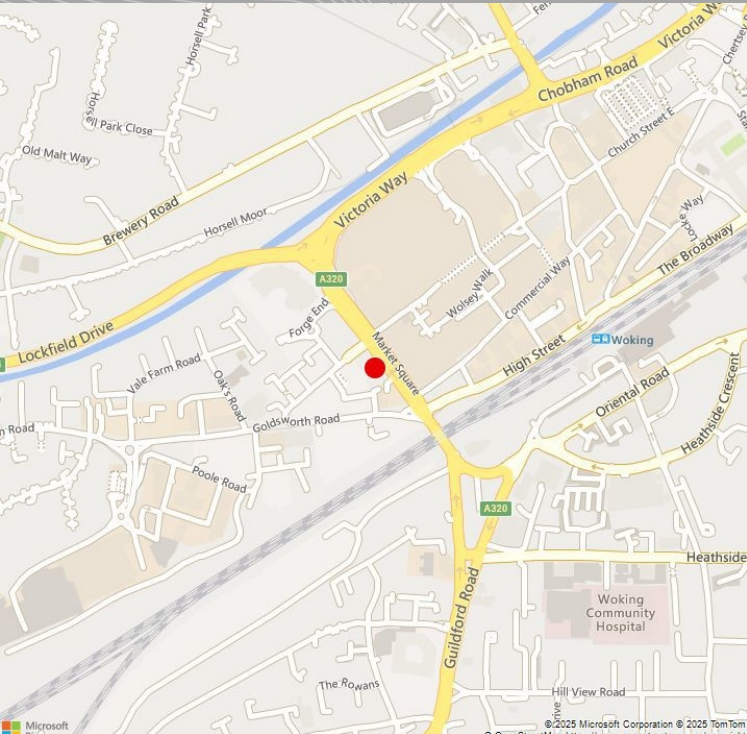
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Freehold

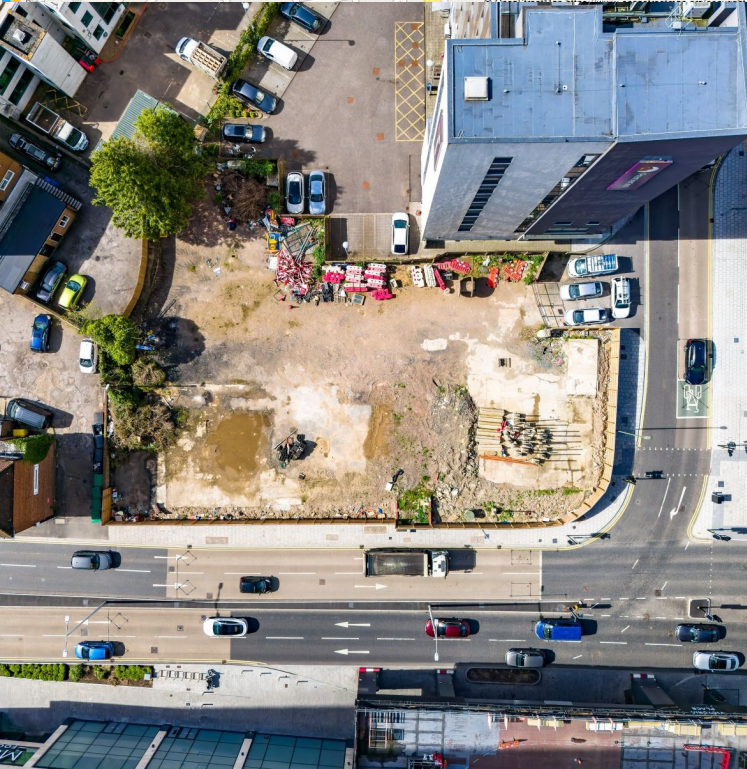




LOCATION

The site occupies a prominent, prime town centre location opposite the Victoria Square development. The site fronts Victoria Way at the corner of Church Street West and so benefits from excellent road frontage.

Surrounding users include the Hilton and Premier Inn, Marks & Spencer, Gail's, Italia Conti drama school and multi-award winning office development, Forge.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Tim Shaw
01483 446711
tgshaw@lsh.co.uk

Elliot Hope
07860 506 885
EHope@lsh.co.uk

Paul Dowson
01483 446703
pdowson@lsh.co.uk

lsh.co.uk

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