

# A Quick Guide to LANSBURY BUSINESS ESTATE

All you need to know about Woking's Business Centre by Director, Mark Craven

## Lansbury Business Estate, Woking.

From the early 1960's, the site in Knaphill manufactured electrical controls, producing everything from switches used on washing machines and electric blankets to hair-care products. The company employed up to 500 people including dozens of assembly workers who were able to leave their young children in the company crèche.

**Chalk marks.** Early tenants in the 1980's looking for space to start or grow their business may have been unsure of the exact size required, so quite often the conversation went: "if you're not sure how much space you need, here's a piece of chalk, draw on the floor and we'll build it that size". This practical method of determining space worked for the initial period while there were still large open plan buildings available.

**Peripheral Development.** During the eighties, a number of "starter" units were built around the perimeter of the site. These offered a mix of light industrial space and ancillary offices in 2,500 sq ft units. This type of space was particularly good for new startup companies and those expanding.

**Building Upgrades.** The site maintenance team takes every opportunity to upgrade the building stock when possible to add double glazed windows, thermal insulation and LED lighting.

**Green Spaces.** Great effort is made to keep the site looking green and pleasant for tenants and visitors. Grass areas are manicured and colourful planting (by Eve) in borders and tubs gives a splash reminder of nature.

**Car Parks.** The parking areas have to deal with constant traffic movement 7 days a week, so regular monitoring and surface maintenance is undertaken and new areas block paved.



**Always Open Door.** The management team is located on site and their door's always open...

**Lawyers, Leases & Licenses.** Early legal aspects were handled by a London firm, however, the management team soon became adept at drafting simple lease documents and the majority of 6 month licenses and 3 year leases are produced in house.

**Catering on-site.** Radleys Café provides everything from a healthy breakfast to a choice of hot lunch in addition to business catering for meetings in the local area.

**Transport Links.** One established company runs a minibus service for their employees to and from Woking station and encourages cycling for wellbeing and carbon reduction.

**Family Concern.** Currently, there are 3 generations involved in the business, with the founder chairman comfortably in his nineties.

**MP's, Mayors & More.** Lansbury Christmas parties are one of the highlights of the year. All tenants are invited, festive food and drink is provided and distinguished guests include MP's, Mayors and mere mortals...

**Today.** There are 30 companies on site which cover a wide range of industries including precision engineering, website development, surveying, subsea systems, instrument calibration, care agencies, bathroom fittings, water-coolers, CCTV systems, photography, PCB services, printers and the Woking Hospice main warehouse.

**Lansbury Linkups - Presentations & Opportunities.** The site team is planning a series of presentations to tenants to share relevant advice that would benefit companies and employees on site. If you would consider participation, please email [mark.craven@lansbury.co.uk](mailto:mark.craven@lansbury.co.uk)

Office Space is currently available on site, check [www.lansbury.co.uk](http://www.lansbury.co.uk) for details.

