

HENLEY BUSINESS PARK



TO LET/FOR SALE - UNIT 15B - WAREHOUSE AND INDUSTRIAL SPACE
LAST REMAINING UNIT - OFFERS 19,834 SQ FT (1,843 SQ M)



THE DEVELOPMENT

HENLEY BUSINESS PARK IS THE LARGEST COMMERCIAL REGENERATION PROJECT IN WEST SURREY. WITH 225,000 SQ FT OF NEW FLOOR SPACE HAVING BEEN DEVELOPED IN 17 BUILDINGS WHICH ARE NOW FULLY OCCUPIED, THE PARK IS UNDOUBTEDLY THE PROVEN LOCATION OF CHOICE FOR BUSINESSES IN SURREY.

Unit 15B has 19,834 sq ft of warehouse/industrial space and 1,799 sq ft office space, with an EPC rating of B and 24 car parking spaces.

UNIT		SQ FT	SQ M	EPC RATING	PARKING
15A	GROUND FLOOR INDUSTRIAL/WAREHOUSE			UNDER OFFER	
	GROUND FLOOR INDUSTRIAL/WAREHOUSE	18,035	1,675.46		
15B	FIRST FLOOR OFFICE	1,799	167.16	B	24
	TOTAL	19,834	1,843		

Each unit has loading door access with suitable external areas for articulated lorry parking and manoeuvring plus car parking.

Further details available on request.



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SPECIFICATION

INDUSTRIAL / WAREHOUSE

- 8 metres clear eaves height
- Column free
- Electrically operated loading doors
- Floor loading 37 Kn / sq m

OFFICES

- Fully carpeted
- Gas fired radiators
- Male and female WCs
- Comfort cooled
- Ability to fit out additional offices at undercroft

TERMS

The units are available by way of a new full repairing lease or on a virtual freehold basis (999 year lease). Further details available upon application.