

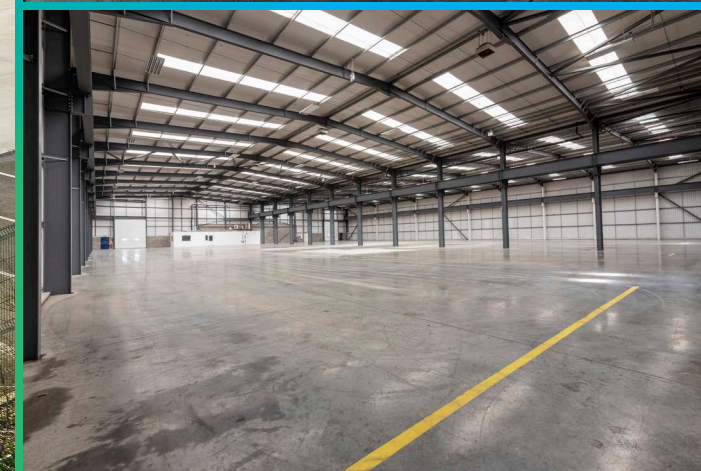
UNIT 6

TO BE REFURBISHED

CROSS-DOCKING WAREHOUSE/
MANUFACTURING PREMISES

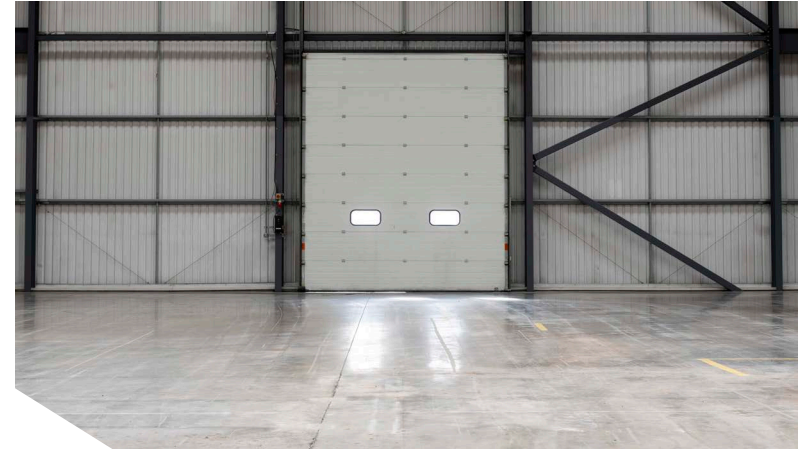


HENLEY
BUSINESS PARK



TO LET 41,922 sq ft (3,894.7 sq m)

Pirbright Road | Normandy | Guildford **GU3 2DX**



Henley Business Park comprises an estate of 24 high quality industrial /warehouse buildings situated in a landscaped setting.

The estate has gated and remotely monitored security.

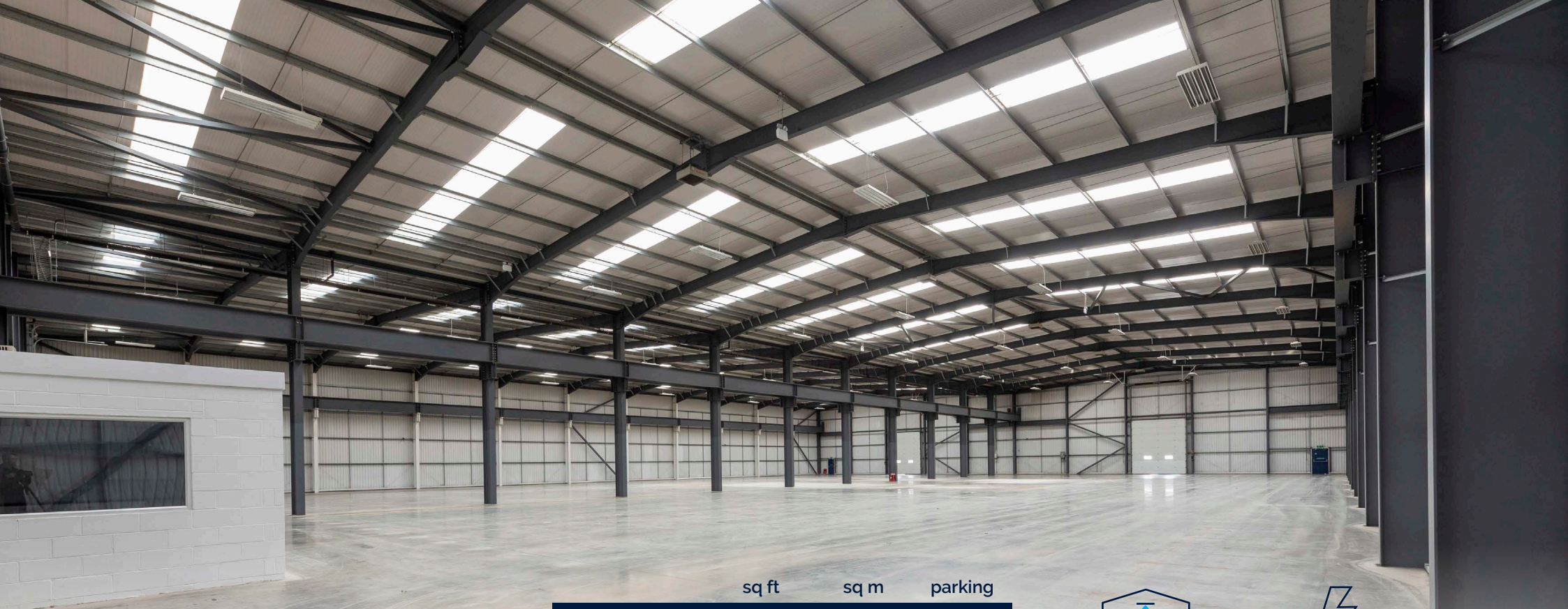


Unit 6 comprises a modern, self-contained secure warehouse benefiting from front and rear loading yards with a depth of 36.5m and 28m respectively. Each yard area is serviced by 2 x surface level loading doors, with the ability to run a cross docked operation. The single storey offices and ancillary accommodation are provided at the front of the unit and include WCs and a kitchen area. A welfare office and kitchen extending to 500 sq ft is provided within the warehouse.

There are 44 car parking spaces within the secured fenced area.


A regional business park in a superb location.





ACCOMMODATION

The unit comprises the following gross external areas:

	sq ft	sq m	parking
Warehouse	39,744	3,692.4	
Office	2,178	202.3	
TOTAL	41,922	3,894.7	44



8.1m clear internal
eaves height



415 kVA
electrical supply





SPECIFICATION



Modern detached
warehouse/production
building



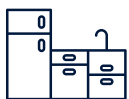
Secure self
contained site



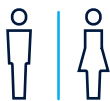
Front and
rear yards



4 surface level
loading doors



Kitchen and
welfare facilities



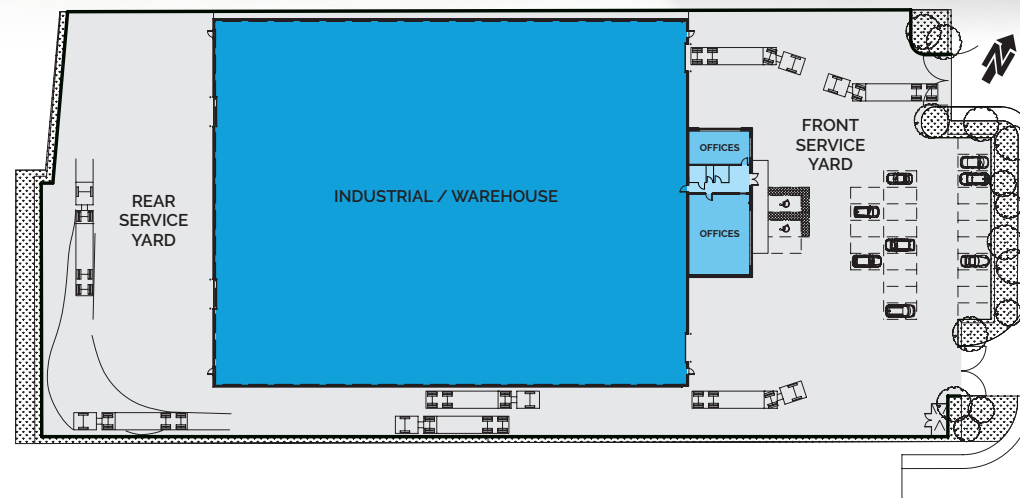
Male & female
WC's

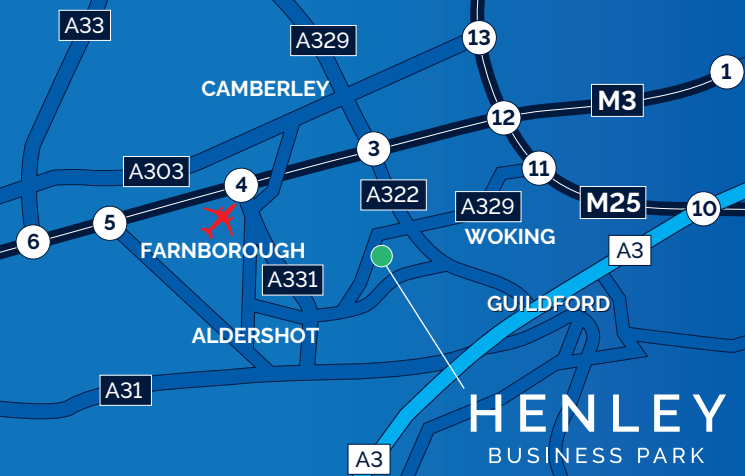


Ancillary
offices



44 car parking
spaces





Pirbright Road | Normandy | Guildford **GU3 2DX**

LOCATION

A regional business park in a superb location. Henley Business Park enjoys excellent road access links to Aldershot and the adjoining towns in the Blackwater Valley, Woking and Guildford.

It is uniquely located to benefit from access to the A31 (Hogs Back), the A3, the A331 Blackwater Valley relief road and the M3 motorway.

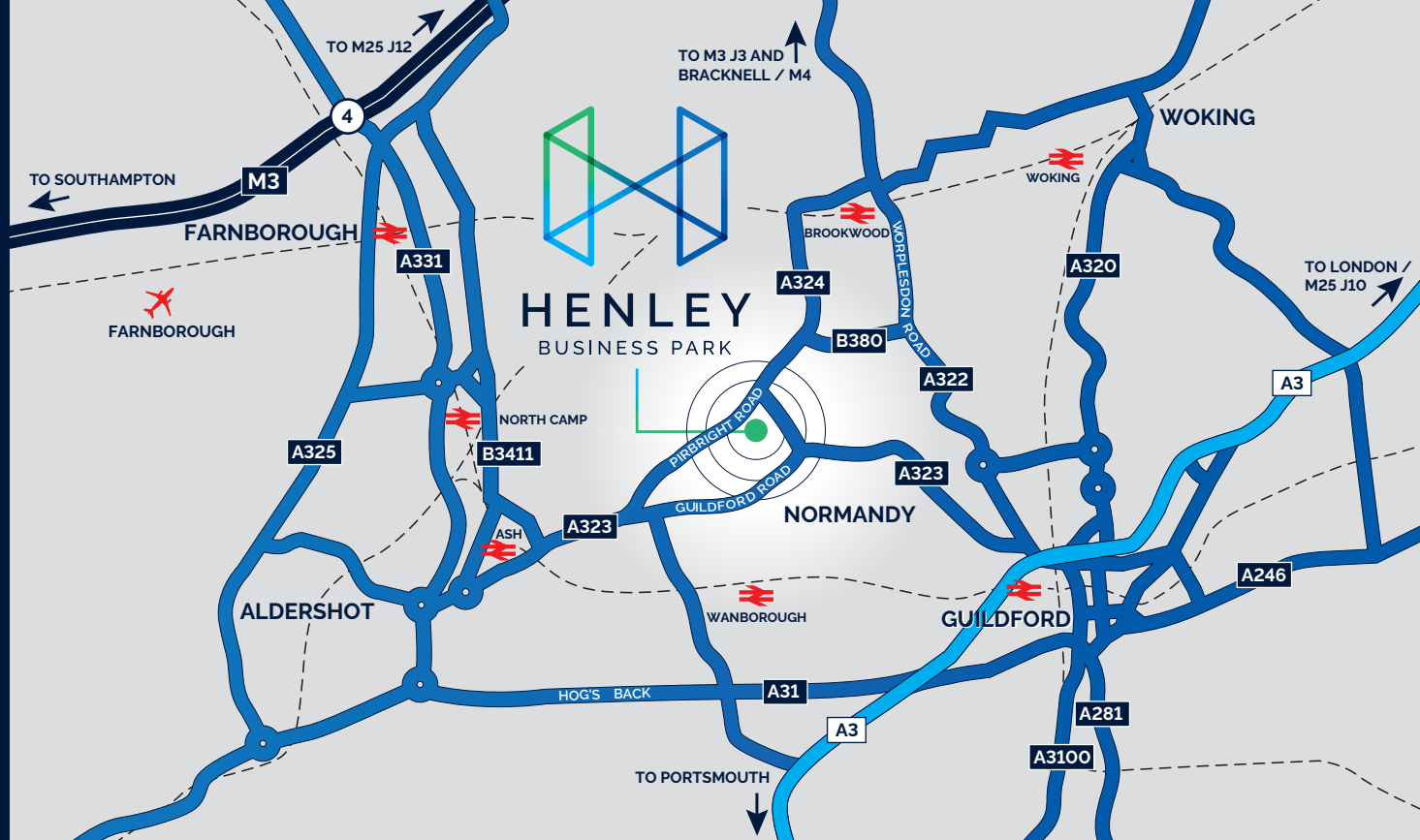
Fronting the Pirbright Road and surrounded by woodland, the park provides an excellent location for industrial/warehouse properties situated in a well-managed estate in an outstanding natural environment.

TRAVEL DISTANCES

A331	4.1 miles
A3	4.3 miles
M3, J3	8 miles
M3, J4	8.5 miles
Farnborough	7 miles
Guildford	6 miles
Woking	6.5 miles

EPC RATING

B (29)



TERMS

The unit is available on a new full repairing lease for a term to be agreed. The rent is exclusive of business rates, service charge, utilities and VAT.

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information contact:



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ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Curchod & Co and TLRE undertake ID checks for all successful tenants where legislation requires us to do so.



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