

# Dunsfold Park

## Let your business take off...



Warehousing  
Industrial  
Office  
Open Storage



## BUILDING 44

### DESCRIPTION

Building 44 comprises of a single storey semi-detached warehouse/industrial unit with ancillary offices at ground and first floor level. The unit benefits from two full height electrically operated loading doors to the front and rear of the unit.

### SCHEDULE OF AREAS

Warehouse	667.80 sq m	(7,188 sq ft)
Offices	107.19 sq m	(1,154 sq ft)
<b>TOTAL</b>	<b>774.99 sq m</b>	<b>(8,342 sq ft)</b>

All figures are approximate gross internal areas.

### SPECIFICATION

- 2 x Loading door 4.8 m high
- Minimum eaves height of 5.24 m
- 3 phase power
- Heating to warehouse
- LED lighting to warehouse
- Ancillary offices
- Disabled WC

### AMENITIES

Dunsfold Park is a thriving, successful community of businesses operating in a diverse range of sectors - and there is space for you to join us and let your business take off. Our business space comprises offices, warehouses and industrial accommodation, flexible space and lease terms to meet your changing needs.

- Bespoke, flexible business accommodation
- Conferencing facilities
- Secure parking
- 24/7 manned security and CCTV throughout the Park
- On-site catering for both business and staff
- An award winning on-site nursery school
- On-site recreational facilities

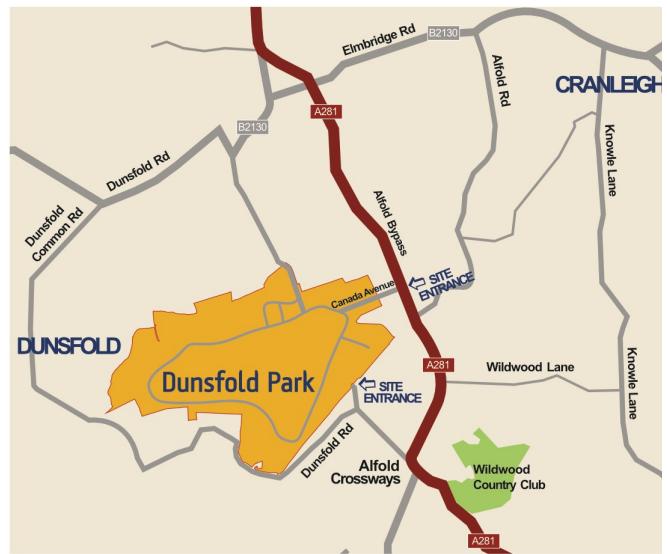
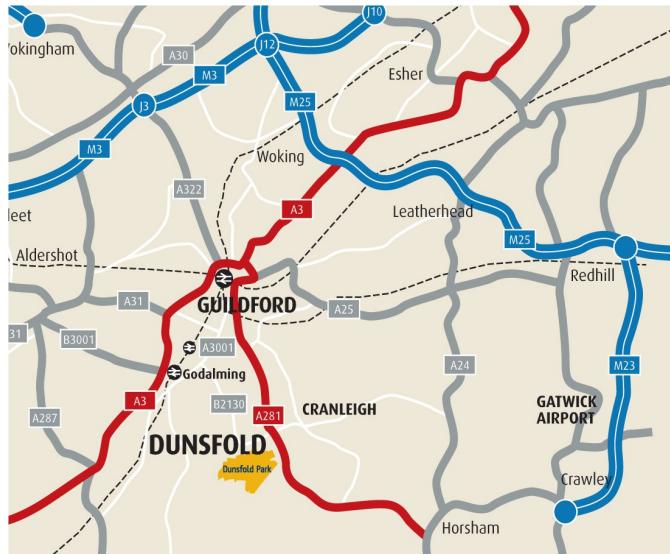
### RATES

Each building is separately assessed. Further information is available from the agents.

### TERMS

The premises are available by way of a new lease.

For further information, please see overleaf.



You may know Dunsfold Park as an airfield, but we're a lot more than that. We're a thriving, successful community of businesses operating in a diverse range of sectors – and there's space for you to join us and let your business take off.

At Dunsfold Park, you'll find over 500,000 sq ft of uniquely flexible and varied business space. From small incubator units to large scale distribution warehouses; from private storage units to buildings hosting multi-national companies, Dunsfold Park has the capacity to meet all your business' needs.

With a reputation for attracting companies at the forefront of their industries, we're also home to a number of groundbreaking bright green enterprises. Over 100 firms – employing more than 700 people – have already chosen Dunsfold Park as their home, so why not join them?

#### We make commercial sense:

- Bespoke, flexible business accommodation
- Conferencing facilities
- Secure parking
- 24/7 manned security and CCTV throughout the Park
- On-site catering for both business and staff

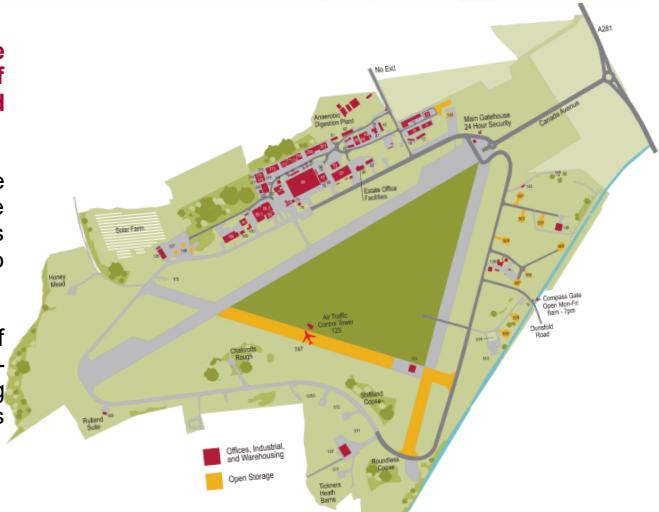
#### We offer management sense:

- Hands on landlords with regular meetings and networking lunches
- An award winning on-site nursery school
- On-site recreational facilities

#### And offer a sense of community:

- Special entry to on-site events
- The Park benefits from the diverse shops, pubs and leisure facilities found in the nearby towns of Cranleigh, Guildford, and Godalming

And if that were not enough to whet your appetite, Dunsfold Park can fulfil your expansion needs from an extensive land bank where bespoke facilities can be designed and built to satisfy your property requirements for now and in the future.



For further information, please contact:



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