

HENLEY

BUSINESS PARK

PIRBRIGHT ROAD • NORMANDY • GUILDFORD • GU3 2DX

Part of  AURORA PARKS

Unit 1A
11,862 sq.ft (1,102.02 sq.m)

Fully refurbished
industrial / warehouse unit

TO LET



Description.



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.

These high-quality units are of traditional portal framed construction and externally finished in brickwork to the lower level and aluminum/glazed cladding above.

Offices are provided on the first floor with the potential to install additional offices/meeting showroom facilities in the under-croft space, if required.

Unit 1A is a high-quality end of terrace unit which has been fully refurbished and is of traditional portal framed construction, externally finished in brickwork to the lower level and aluminum/glazed cladding above.

The loading is to the front elevation and the offices are provided at first floor with WC's provided at ground and first floor level, and a further disabled WC/shower room on the ground floor.



Accommodation.

Specification.

The accommodation, measured on a gross external basis, comprises:

	SQ M	SQ FT
Ground Floor Warehouse	950.40	10,230
First Floor Offices	151.62	1,632
Total	1,102.02	11,862



21 car parking spaces and good loading provisions



8m eaves height rising to 10m



Floor Loading 37.5kN/m



LED warehouse lighting



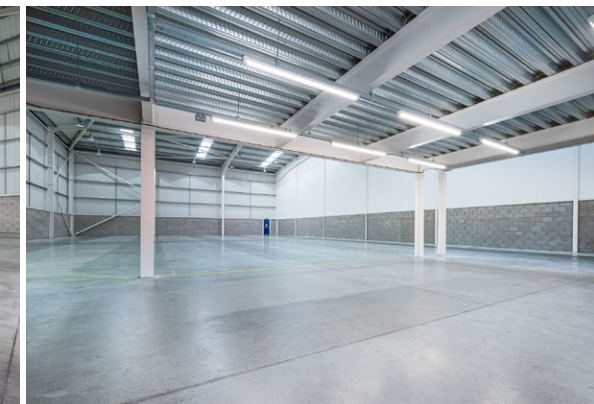
3 Phase Power



Passenger lift



Open plan offices with suspended ceilings, LED lighting and Air Conditioning



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.

Further Information.

TERMS

The units are 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 (if applicable).

RENT

£207,585 pax.

VAT

VAT is applicable.

EPC RATING

C-62

BUSINESS RATES

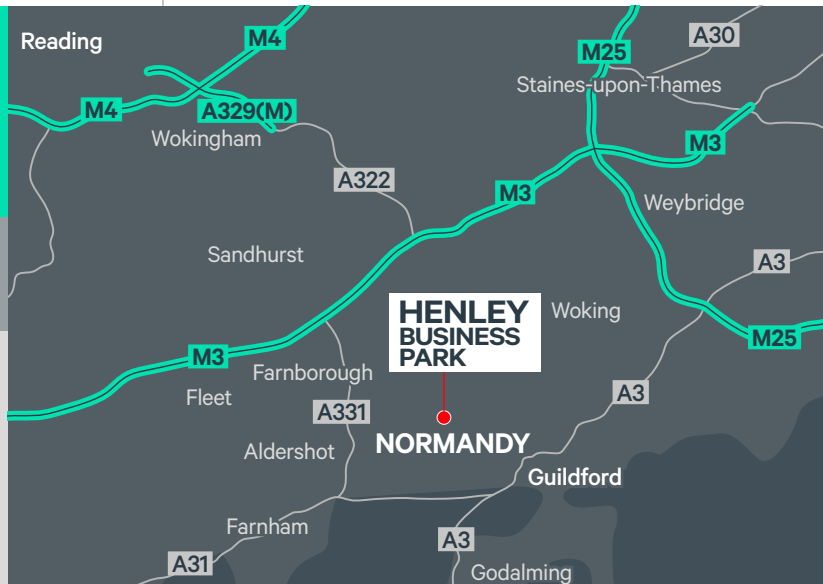
All interested parties should make their own enquiries with the local authority.

ESTATE CHARGE

£9,964

ANTI MONEY LAUNDERING

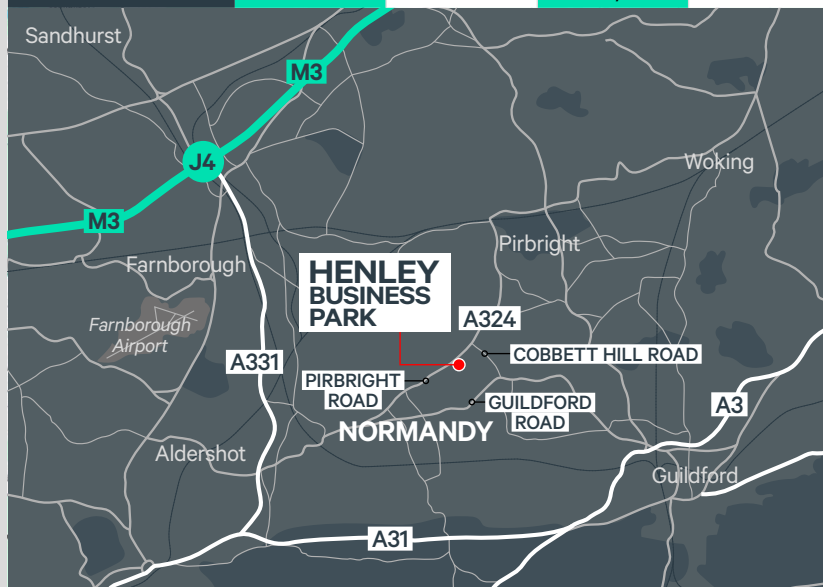
To comply with Anti Money Laundering regulations, Curchod & Co and Knight Frank undertake ID checks for all successful tenants where legislation requires us to do so.



HGV DRIVETIMES



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



Contact.

For further information or to arrange a viewing please contact the joint agents:



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IN PARTNERSHIP WITH

Hines

Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2026

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