

Industrial / Warehouse

TO LET



CURCHOD&CO



Unit 2A Henley Business Park, Pirbright Road

Normandy Nr, Guildford, GU3 2DX

Industrial/Warehouse unit

6,861 sq ft

(637.41 sq m)

- 12 parking spaces
- Full height loading doors
- Three phase electricity supply
- Eaves height 6m
- Lighting to LG3 standard
- Suspended ceilings to offices

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Chartered surveyors, land property & construction consultants

Summary

Available Size	6,861 sq ft
Rent	£11.75 per sq ft
Rates Payable	£22,831.00 per annum
Rateable Value	£46,500.00
EPC Rating	Upon Enquiry

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.

Description

This high quality unit is of traditional portal framed construction and externally finished in brickwork to the lower level and aluminium/glazed cladding above. The unit has offices at first floor level which are capable of being expanded by fitting out below at ground floor level if required.

The unit currently has a highly specified mezzanine storage area which can be removed or retained to suit incoming tenant requirements.

Accommodation

Name	Sq ft	Sq m
Ground - Ground Floor	5,598	520.07
1st - First Floor	1,263	117.34
Unit - Total Area	6,861	637.41
Unit - Mezzanine Storage	3,370	313.08

Terms

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



Viewing & Further Information

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