

TO LET (MAY SELL)

UNIT 6, HENLEY BUSINESS PARK

Pirbright Road, Normandy, Nr Guildford, GU3 2DX



Key Highlights

- Modern detached warehouse/production building
- 8.1m clear internal height
- Secure site with two yard areas
- 4 no. surface level loading doors
- 3.9 miles to the A3
- 44 car parking spaces

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Description

The property comprises a modern single storey warehouse unit within a secure site. There is a separate rear loading yard with a depth of approximately 28m which is serviced by two full height doors and a front yard and parking area which also benefits from two surface level loading doors, providing the opportunity to run a cross docked operation from the unit.

The building also has 2,576 sq ft of single story ancillary offices and WC's.

Accommodation

LOCATION	SQ FT	SQ M
Warehouse	39,272	3,648
Office	2,576	239
Total	41,848	3,887

All areas are approximate on a GIA basis.

General Specification

- Secure self contained site
- 8.1m clear internal height
- EPC : B29
- 4 no. surface level loading doors
- Kitchen and canteen facilities
- 2,576 sq ft ancillary offices
- Male & Female WC's
- 400 kVA electrical supply

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Location

Unit 6 is located within the established Henley Business Park, Guildford which is accessed directly from the Pirbright Road (A324) and which in turn links directly to the A323 to the west and A322 to the east. Guildford, the closest major centre is located 5.5 miles to the south east of the property and is an approximate drive time of 15 minutes.

Junction 4 of the M3 is within 8 miles of the unit and London is located approximately 35 miles to the east.

Other major occupiers on the Business Park include Bishops Move Group, Diamond Logistics and Millbrook Health Care.

Travel Distances

LOCATION	MILES	MINUTES
Guildford	5.5	15
Woking	7.7	19
Farnborough	8.9	20
A3	3.9	9
A331	5.1	12
M25 (Junction 10)	12	30
M3 (Junction 4)	8	17
Heathrow	21.6	28
Central London	35	50

Terms

The property is available by way of a new lease directly from the landlord. Alternatively consideration will be given to the sale of the long leasehold interest 994 yrs. Subject to contract.

Rates

The property has a rateable value of £248,000. Perspective tenants are advised to confirm the rates payable with Guildford Borough Council (01483 505050).

VAT

The property has been elected for VAT.

Viewing

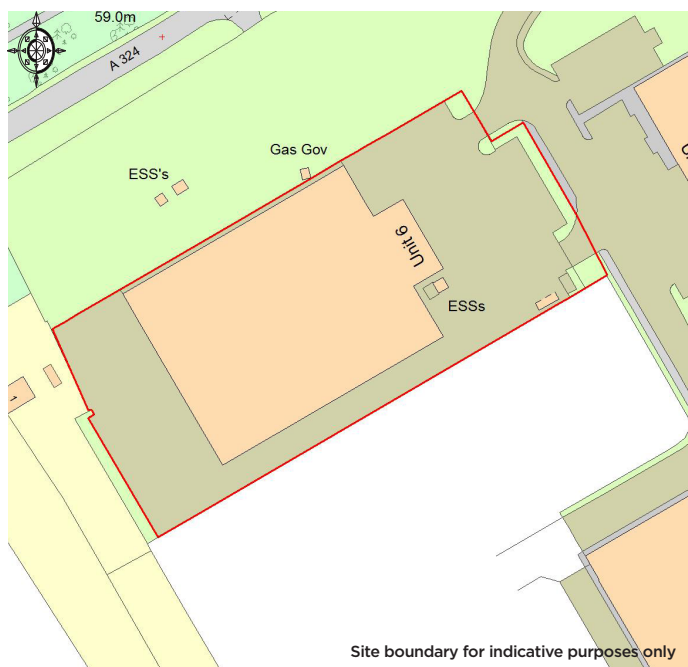
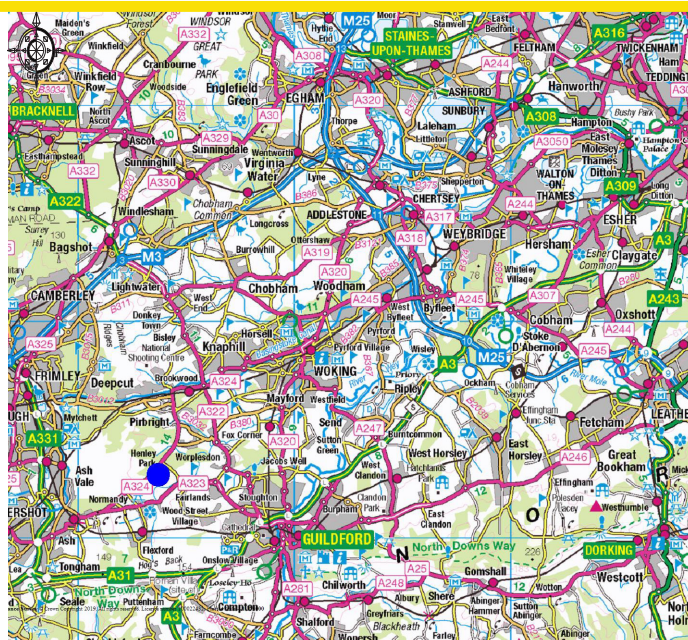
Strictly by appointment with Savills or by the joint agent, Cogent Real Estate.

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Site boundary for indicative purposes only

Planning

The property is subject to an hours of use restriction. Please contact the agents for further information.

Service Charge

Please contact the agent for further information.

IMPORTANT NOTICE

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