

TO LET/FOR SALE

Unit 6 Henley Business Park,
Pirbright Road,
Guildford
GU3 2DX

Modern Warehouse Unit

41,848 sq ft (3,887.93 sq m)



Description

The Property comprises a modern single storey warehouse unit with office accommodation arranged over a single floor. There is a separate self-contained secure rear loading yard with a depth of approximately 28m which is serviced by 2 full height roller shutter doors and a front yard and parking area which also benefits from 2 surface level loading doors, providing the opportunity to run a cross docked operation from the unit. The unit has an internal eaves height of 9m and a maximum height of 10m. There are currently 4 overhead cranes, (2 x 10 tonne and 2 x 25 tonne capacity) which may be available through separate negotiation.

Amenities

- *Eaves height of 9m
- *4 Overhead cranes
- *4 surface level loading doors

- *Ample staff parking
- *Secure site and potential for a self-contained secure rear loading yard
- * Kitchen and canteen facilities

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Joint Agent: Savills
Bonnie Minshull
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Lease

The unit is available by way of a new lease.

Rent/Price

Upon application

Legal Costs

Each party to bear their own costs associated with the transaction.

EPC

Available on request

Business 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).

Accommodation

The property provides approximate areas measured on a gross internal area basis:

	SQ FT	SQ M
Warehouse	39,272	3,648.63
Offices	2,576	239.30
TOTAL GIA approx	41,848	3,887.93

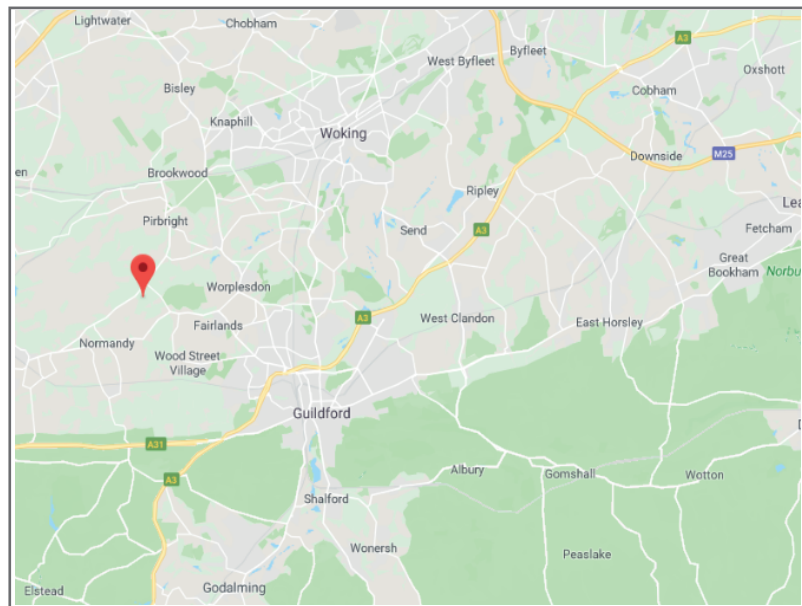
Location

Unit 6 is located within the established Henley Business Park which is accessed directly off 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.

Sat Nav: GU3 2DX



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