

# HENLEY BUSINESS PARK

PIRBRIGHT ROAD, NORMANDY,  
NR GUILDFORD GU3 2DX



TO LET



Minimum eaves  
height of 8m



9 miles from  
M3 (J3 & J4)



Comfort  
cooling



Electrically  
operated  
loading doors



Solar PV roofs



EV  
charging

RECENTLY REFURBISHED INDUSTRIAL/WAREHOUSE  
UNIT READY FOR IMMEDIATE OCCUPATION

**UNIT 9:** 17,049 SQ FT (1,583 SQ M)

# Grade A business space

Henley Business Park is the largest commercial regeneration project in West Surrey. With approximately 300,000 sq ft of Grade A floor space having been developed in 24 buildings which are now fully occupied. The park is undoubtedly the proven location of choice for businesses in Surrey.

Recently fully refurbished, Unit 9 benefits from fully fitted first floor offices, accessed via both stairs and a passenger lift, with the added flexibility to fit out additional offices in the undercroft area. The unit also benefits from column free warehouse space with LED lighting, 8 metre clear eaves height and electrically operated loading door(s) leading to external loading areas and demised car parking.



# Schedule of accommodation



Site plan is indicative.

## UNIT 9

GROUND FLOOR WAREHOUSE & AMENITY	15,617 SQ FT (1,450 SQ M)
FIRST FLOOR OFFICE	1,432 SQ FT (133 SQ M)
LOADING DOORS	2
EPC RATING	A
CAR PARKING SPACES	20 spaces
<b>TOTAL</b>	<b>17,049 SQ FT (1,583 SQ M)</b>

Units measured on a gross external basis of measurement

## SPECIFICATION

### INDUSTRIAL / WAREHOUSE

- 8 metres clear eaves height
- Column free
- 2 Electrically operated loading doors
- Floor loading 37 Kn / sq m
- LED lighting

### OFFICES

- Fully carpeted
- Gas fired radiators
- Male and female WCs
- Comfort cooled
- Passenger lift

### EXTERNAL

- Loading apron
- Allocated car parking
- PV roof panels
- EV charging





UNIT 9

## 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, junctions 3 and 4. 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.

SAT NAV POST CODE  
**GU3 2DX**

What3words: ///promise.bulbs.torch

## TRAVEL DISTANCES



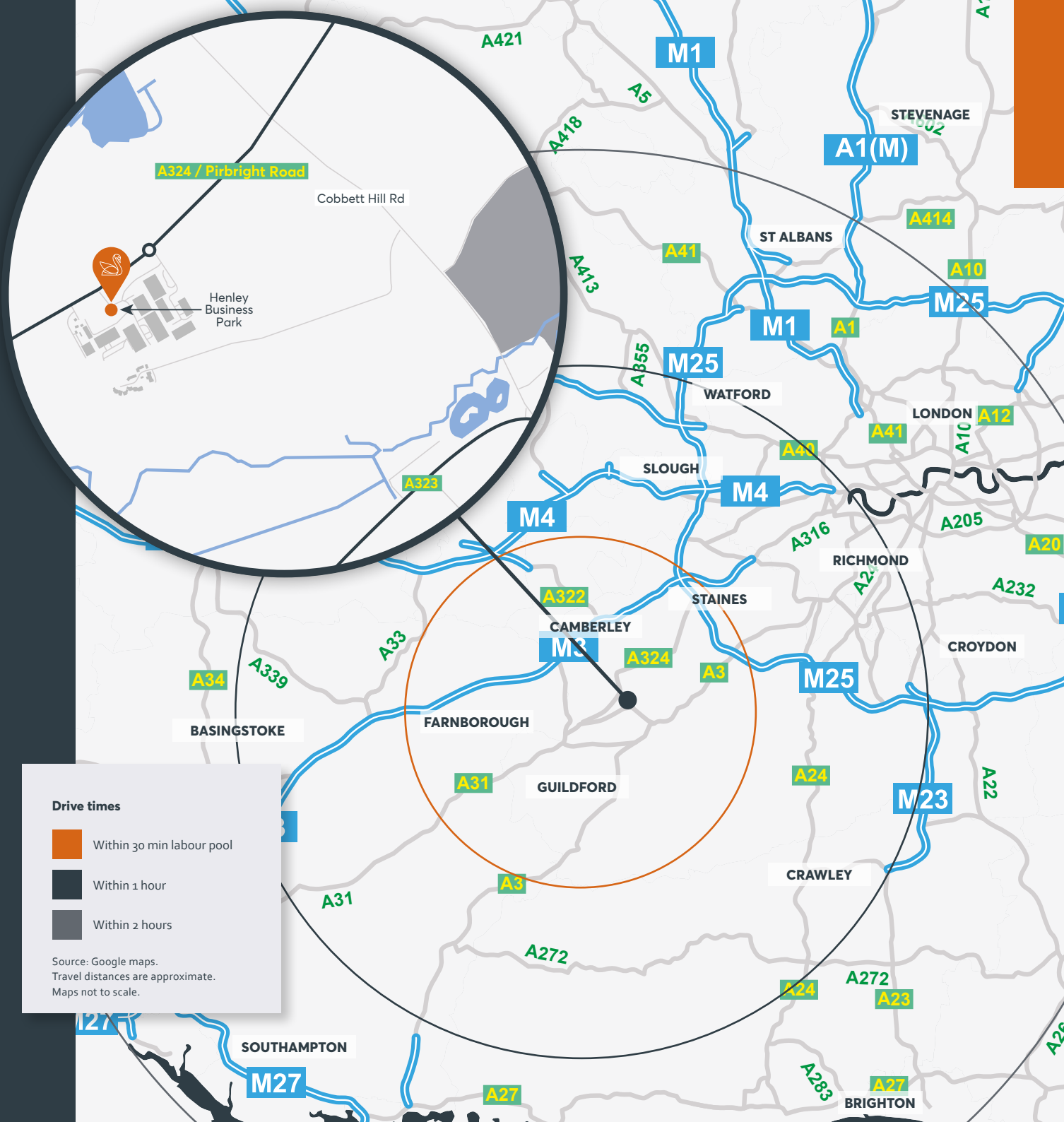
### MOTORWAYS/ROAD

A3	4.8 miles
A331	5.1 miles
Guildford	6 miles
Woking	6.5 miles
Farnborough	7 miles
M3, J3	8 miles
M3, J4	9 miles

### Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



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[stmodwenlogistics.co.uk](http://stmodwenlogistics.co.uk)

**TERMS** The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

**VIEWING** Strictly via the appointed joint agents.

## HOLLY MOZLEY

Senior Asset Manager

07976 784 615

[holly.mozley@stmodwen.co.uk](mailto:holly.mozley@stmodwen.co.uk)



**Tim Clement**  
M: 07970 092 974  
E: [tim.clement@jll.com](mailto:tim.clement@jll.com)

**Tessa English**  
M: 07710 059 767  
E: [tessa.english@jll.com](mailto:tessa.english@jll.com)



**Heather Harvey-Wood**  
M: 07917 423 467  
E: [heather.harvey-wood@cushwake.com](mailto:heather.harvey-wood@cushwake.com)

**Alex Doyle**  
M: 07826 537 141  
E: [alexander.doyle@cushwake.com](mailto:alexander.doyle@cushwake.com)



**David Bowen**  
M: 07836 544 565  
E: [dbowen@curchodandco.com](mailto:dbowen@curchodandco.com)

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. April 2024. TBDW 01742-15.