

**MODERN WAREHOUSE
WITH 1ST FLOOR OFFICES
TO LET**

Kingstons

Commercial Property Consultants

01483 572999

www.kingstons.net



**UNIT 2A HENLEY BUSINESS PARK
PIRBRIGHT ROAD, NORMANDY, GUILDFORD, SURREY GU3 2DX**

- End of terrace unit
- 6m clear eaves height
- Full height loading doors
- Suspended ceilings to offices
- Lighting to LG3 standard
- 3-phase electricity supply
- 12 car parking spaces
- WCs on both floors

6,861 sq ft (637 sq m)

*Kingstons is the trading name of Kingstons (Guildford) Limited
Registered in England and Wales No. 6204957 at
1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU
www.kingstons.net*

Location & Description

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.

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

Ground floor warehouse	5,598 sq ft	520 sq m
1st floor offices	1,263 sq ft	117 sq m
Total area	6,861 sq ft	637 sq m
*Mezz storage	3,370 sq ft	313 sq m

Rent

We are quoting a rent of **£11.75 per sq ft (£80,617 per annum)** exclusive of business rates, service charge, utilities and VAT (if applicable).

Tenure

The premises are available on new lease terms for a term to be agreed.

Business Rates

We have been verbally informed by the Local Authority that the premises are assessed for Rateable purposes as follows:

Warehouse & Premises

Rateable Value: £46,500

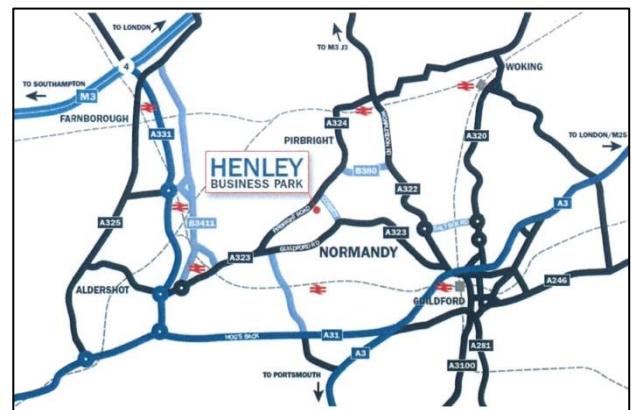
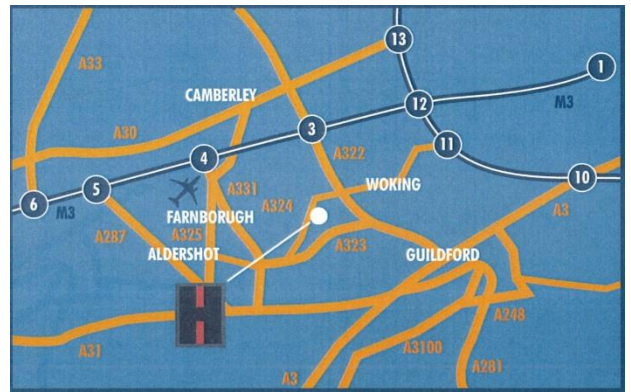
UBR (2020/2021): 49.9p in the £

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Location Maps



Energy Performance Certificate

The property has an EPC Rating of C57.

Viewing & further information

Strictly by prior appointment with joint letting agents:



Derek Corden
07905 419796
derek@kingstons.net



David Bowen
07836 544565
dbowen@curchodandco.com

Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided. These details do not constitute, or form part of, an offer or a contract. Prices and rentals are subject to VAT where applicable.

Services - The agents have not carried out tests on the mechanical, electrical or other services affecting the property. Intending purchasers or lessees must satisfy themselves independently as to the condition.