



MODERN INDUSTRIAL/WAREHOUSE UNIT

TO LET / FOR SALE

9,263 sq ft (861 sq m) approx



UNIT 2C HENLEY BUSINESS PARK

PIRBRIGHT ROAD • NORMANDY • NR GUILDFORD • SURREY • GU3 2DX

LOCATION:

Henley Business Park is situated on the Pirbright Road, running between Aldershot and Woking, approximately two miles from the Blackwater Valley Relief Road (A331), five miles from the A3 and 8 miles from the M3. The Blackwater Valley Relief Road provides easy access to the Blackwater Valley towns, also providing good links to London, the south-west and the M25.

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DESCRIPTION:

Henley Business Park comprises four blocks divided into a total of 12 individual industrial / warehouse units situated around a central loading and parking area.

The subject unit has been constructed to a high standard, being of traditional portal frame construction and externally finished in facing brickwork to the lower levels and aluminium / glazed cladding above.

The unit has offices at ground and first-floor level in addition to a kitchen/rest room on the ground floor.



ACCOMMODATION:

[all areas are approx and are Gross External]

Ground floor industrial - 7,697 sq ft approx
Mezzanine office - 1,566 sq ft approx
Total - 9,271 sq ft approx

AMENITIES:

Warehouse

- Floor loading 37.50 kN/m
- Full height loading doors
- Dust sealed floors
- Three-phase electricity supply
- Gas supply
- 10% roof lighting panels
- On-site parking - 17 spaces
- Eaves height - 6m

Offices

- Suspended ceiling
- WC facilities
- Skirting perimeter trunking
- lighting to LG3 standard
- Carpeted offices
- Shower facilities
- Personnel lift
- Kitchen/staff rest area

TERMS:

The property is available To Let or For Sale.

RENT/PRICE:

£85,000.00 per annum exclusive or For Sale at **£1,050,000.00** [long Lease].

VAT:

The premises have been registered for VAT and this will be charged on the sale price/rent.

RATES:

www.voa.gov.uk

Description: Warehouse & Premises
Rateable Value: £56,500.00
Rates payable: **£23,391.00 per annum approx**

LEGAL COSTS:

Each party to pay their own legal costs.

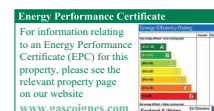
VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Andrew Russell

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