

# UNITS 9 & 10 HENLEY BUSINESS PARK

GU3 2DX



TO LET



Clear internal eaves  
height of 8m



9 miles from  
M3 (J3 & J4)



Comfort  
cooling



Electrically  
operated  
loading doors

INDUSTRIAL/WAREHOUSE UNITS  
READY FOR IMMEDIATE OCCUPATION

**FROM:** 6,312 SQ FT UP TO 23,361 SQ FT

# Grade A business space

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

The two properties are provided as a semi-detached pair and capable of being occupied either individually or combined as one. There is currently a dividing wall between the two units which could be removed or openings made to link them.

The larger Unit 9, benefits from fitted offices on the first floor with the added flexibility to incorporate additional offices in the ground floor area below. The smaller unit is provided to a shell finish albeit with windows such that additional offices can be provided if required. Each unit has loading door access with suitable external areas for articulated lorry parking and manoeuvring plus car parking.



# Schedule of accommodation

**UNITS 9 & 10**  
HENLEY  
BUSINESS PARK

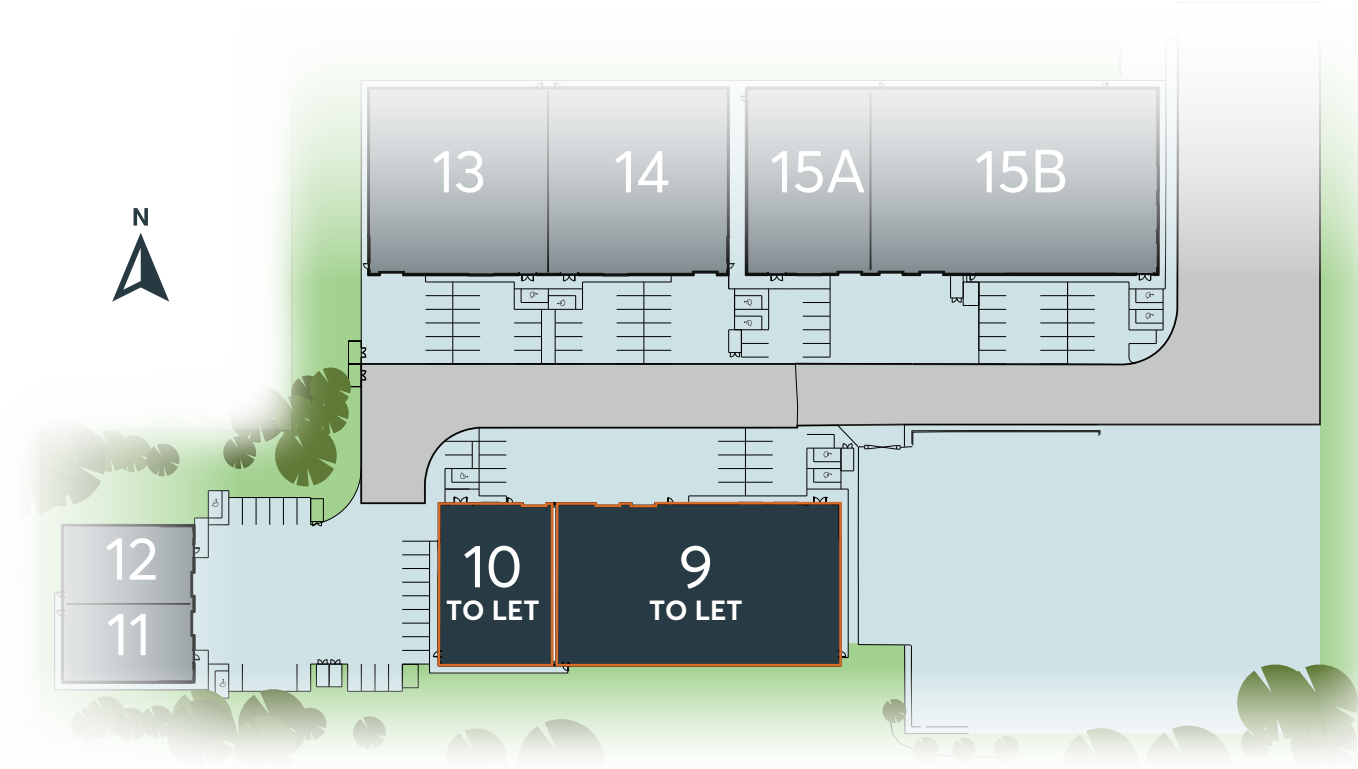
### SPECIFICATION

#### INDUSTRIAL / WAREHOUSE

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

#### OFFICES

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



	UNIT 9	UNIT 10
GROUND FLOOR INDUSTRIAL/ WAREHOUSE	15,617 SQ FT (1,450 SQ M)	6,312 SQ FT (586 SQ M)
FIRST FLOOR OFFICE	1,432 SQ FT (133 SQ M)	
EPC RATING	A	A
LOADING DOORS	2	1
<b>TOTAL</b>	<b>17,049 SQ FT (1,583 SQ M)</b>	<b>6,312 SQ FT (586 SQ M)</b>

Units measured on a gross external basis of measurement





## 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

## 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

## HOLLY MOZLEY

Senior Asset Manager

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**TERM** 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.



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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. February 2023. TBDW 01742-08.