

# Industrial / Warehouse

TO LET



**CURCHOD&CO**

INCORPORATING LONDON CLANCY

**TO BE REFURBISHED**



## Unit 1A Henley Business Park

Pirbright Road, Normandy, Guildford, GU3 2DX

### Industrial/warehouse unit

11,862 sq ft

(1,102.02 sq m)

- 21 car parking spaces
- Electrically operated loading door
- Three phase electricity supply
- Eaves height 8m
- Floor loading 37.5 kN/m.sq.
- Suspended ceilings with recessed lighting to offices
- Passenger lift
- Warehouse lighting

**curchodandco.com | 01276 682501**

Chartered surveyors, land property & construction consultants

## Summary

Available Size	11,862 sq ft
Rent	£17.00 per sq ft
Business Rates	N/A
EPC Rating	C (62)

## Description

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 is end of terrace with a loading door to the front elevation. Offices are provided at first floor with wc's provided at ground and first floor level.

The property will be offered in a fully refurbished condition.

## 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. 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.

## Terms

The unit is available on a new full repairing lease for a term to be agreed. The rent is exclusive of business rates, service charge, utilities and VAT (if applicable).

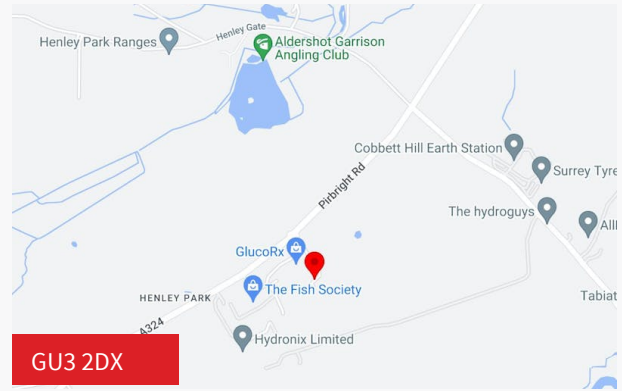
## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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