

HENLEY
BUSINESS
PARK
Normandy, Nr. Guildford

Phase 3

 **ST.MODWEN**

**The proven location of choice
for businesses in Surrey**

**21,086 sq ft and 34,178 sq ft Industrial / Warehouses
For Sale / To Let**



The Development

Henley Business Park is the largest commercial regeneration project in West Surrey. With 170,000 sq ft of new floor space having been developed and now fully occupied the park is undoubtedly the proven location of choice for businesses in Surrey.

Two new self-contained buildings have been developed to provide high quality industrial/warehouse accommodation. Each unit benefits from fitted offices at first floor with the added flexibility to incorporate additional offices in the ground floor areas below.

Each unit has loading door access to the front elevation with suitable external areas for articulated lorry parking and manoeuvring plus car parking.

Specification

Industrial/Warehouse

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

Offices

- Fully carpeted
- Gas fired radiators
- Male and female WC's

Terms

The buildings are available on either an occupational lease or virtual freehold basis. Further detail available upon application.

The Developer

St. Modwen is the UK's leading regeneration specialist and has delivered over 100 million sq ft of business floor space to accommodate occupiers' needs.

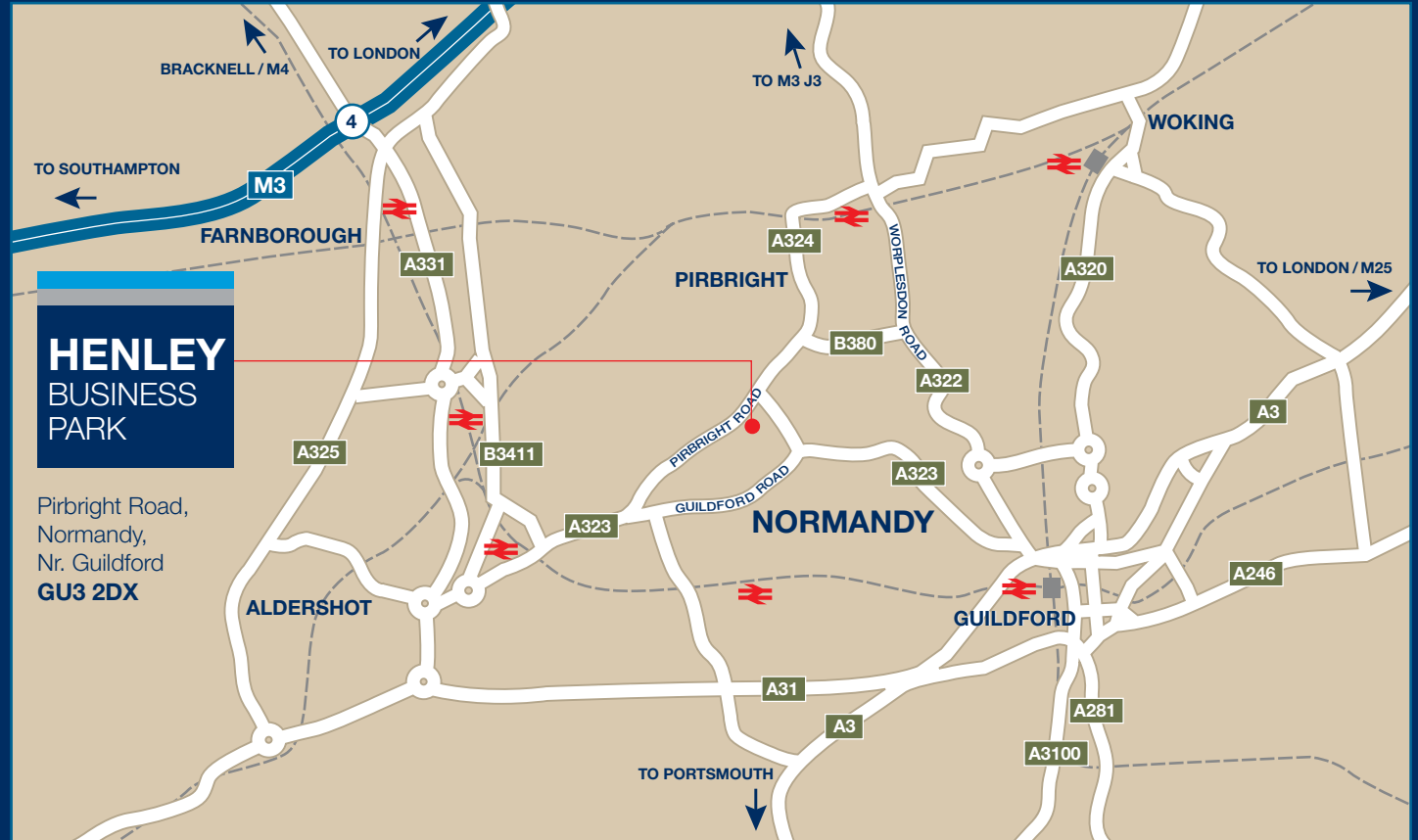


Accommodation

The accommodation measured on a gross external basis is arranged as follows:

Block 7*	sq m	sq ft	Car parking
Ground floor industrial / warehouse	2,868.23	30,874	
First floor offices	306.98	3,304	
Total	3,175.21	34,178	52
Block 8			
Ground floor industrial / warehouse	1,700.37	18,303	
First floor offices	258.58	2,783	
Total	1,958.95	21,086	31

*Block 7 is capable of subdivision from approximately 14,465 sq ft (1,343.79 sq m).



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.

Travel Distances

A331	4.1 miles
A3	4.3 miles
M3, J3	8 miles
M3, J4	8.5 miles
Farnborough	7 miles
Guildford	6 miles
Woking	6.5 miles

www.henleybusinesspark.co.uk



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