

**75% LET
2 UNITS
REMAINING**

**OCCUPIERS
INCLUDE:
MCLAREN AUTOMOTIVE
EURO CAR PARTS
CRM TRADING**

1

**A NEW SPECULATIVE WAREHOUSE DEVELOPMENT
UNITS FROM 7,225 - 19,932 SQ FT (GEA)**

location



orchard
BUSINESS PARK

Titan
Storage Solutions

FRACTECH

T&T TUBECRAFT

AMS FREIGHT

WINTON ENGINEERING

ASDA

YAMAHA MOTORS

Orchard Business Park is an exciting new multi-let scheme, we are offering three adaptable warehouse units to suit your expanding business needs.

The scheme offers cutting edge, energy saving technologies to reduce carbon emissions by 25% (over a 2010 building).

Orchard Business Park is located on Forsyth Road in the heart of the industrial area of Woking, on the edge of the town.

The scheme has already attracted major occupiers including:

McLaren Automotive



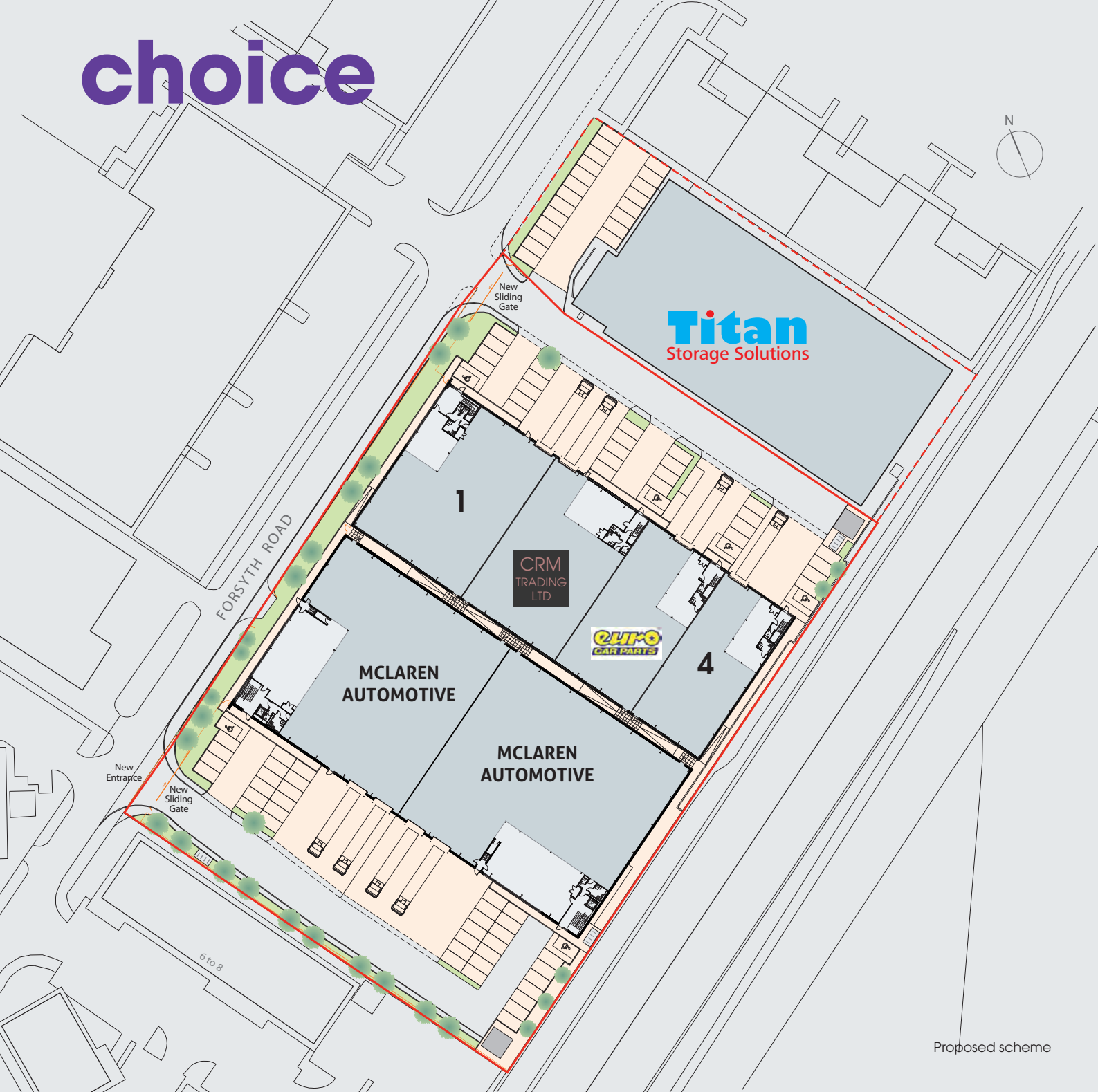
CRM TRADING LTD

Local occupiers include:



Trade and amenities





UNIT 1

Ground	9,486 sq ft	881 sq m
First floor	1,380 sq ft	128 sq m
Total	10,866 sq ft	1,009 sq m

UNIT 2

LET TO CRM TRADING LTD

UNIT 3

LET TO EURO CAR PARTS

UNIT 4

Ground	6,041 sq ft	561 sq m
First floor	1,184 sq ft	110 sq m
Total	7,225 sq ft	671 sq m

UNIT 5

LET TO MCLAREN AUTOMOTIVE

UNIT 6


LET TO MCLAREN AUTOMOTIVE

All sizes approx GEA



ECO INITIATIVES

 15% rooflights for increased natural lighting


 Tighter construction tolerance to minimise heat loss

 Motion sensitive LED lighting to offices

 Energy monitors

 Bike shelters

 Electric car charging points

 10% decrease in carbon emissions (over a 2013 Building Regs warehouse)





SPECIFICATION

- EPC Rating A
- 10.5m eaves height: units 5 and 6
- 8m eaves height: units 1 - 4
- Maximum height to undercroft to maximise your working space
- 40 kN/m² minimum warehouse floor loading
- Electric roller shutter doors
- Fully carpeted and heated offices
- Entrance lobbies have ceramic tiles, brushed metal ironmongery, vertical radiators, walnut veneered solid doors

connected

Orchard Business Park is located on Forsyth Road in the heart of the industrial area of Woking.

Woking is 7 miles north of Guildford and 28 miles south west of central London.

Woking has excellent road links with both M25 Junctions 10 and 11 less than 5 miles away, as well as good access to the M3 to the north (6 miles) and A3 to the south (5 miles).



A3	6 miles
A320	8 miles
M25 (J11)	4.5 miles
M25 (J10)	6.5 miles
M3 (J3)	7.5 miles



London Waterloo	24 mins
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www.orchardbp.co.uk

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