

# UNIT 4

NEWLY REFURBISHED  
INDUSTRIAL/WAREHOUSE UNIT  
7,225 SQ FT (671 sq m) TO LET



**orchard**  
BUSINESS PARK  
FORSYTH ROAD WOKING GU21 5RZ

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## LOCATION

Orchard Business Park is a modern multi let scheme situated in the heart of the industrial area of Woking. The park benefits for easy access to the M25, M3 and A3

Occupiers include McLaren Automotive, Euro Car Parts and local occupiers such as Yamaha, Titan Storage and Diakan.

## ACCOMMODATION

Unit 4 provides Grade A industrial / warehouse accommodation of steel portal frame construction which is to be refurbished throughout.

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

## RENT

Upon application



EPC  
RATING A



15% ROOF  
LIGHTS



40 KN/M<sup>2</sup> MINIMUM  
WAREHOUSE FLOOR  
LOADING



EV CHARGING  
POINT



8M EAVES  
HEIGHT



MOTION SENSITIVE  
LED LIGHTING

## ENQUIRIES

For more information please contact the joint agents:



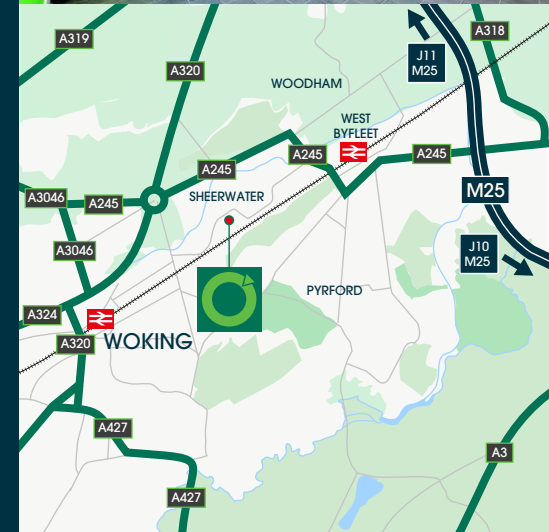
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