

# HENLEY BUSINESS PARK

PIRBRIGHT ROAD  
GU3 2DX



**TO LET - UNIT 15B - WAREHOUSE AND INDUSTRIAL SPACE**  
**LAST REMAINING UNIT - OFFERS 19,834 SQ FT (1,843 SQ M)**



## THE DEVELOPMENT

HENLEY BUSINESS PARK IS THE LARGEST COMMERCIAL REGENERATION PROJECT IN WEST SURREY. WITH 300,000 SQ FT OF NEW FLOOR SPACE HAVING BEEN DEVELOPED IN 23 BUILDINGS, 22 OF WHICH ARE NOW FULLY OCCUPIED, THE PARK IS UNDOUBTEDLY THE PROVEN LOCATION OF CHOICE FOR BUSINESSES IN SURREY.

Unit 15B is a semi-detach unit occupying a prominent corner position in the estate.

UNIT	SQ FT	SQ M	EPC RATING	PARKING
GROUND FLOOR INDUSTRIAL/WAREHOUSE	18,035	1,675.46		
15B FIRST FLOOR OFFICE	1,799	167.16	B	24
TOTAL	19,834	1,843		

The unit has loading door access with suitable external areas for articulated lorry parking and manoeuvring plus car parking.

Further details available on request.



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## SPECIFICATION

### INDUSTRIAL / WAREHOUSE

- 8 metres clear eaves height
- Column free
- 2 electrically operated level access loading doors
- Floor loading 37 Kn / sq m

### OFFICES

- Fully carpeted
- Gas fired radiators
- Male and female WCs
- Comfort cooled
- Ability to fit out additional offices at undercroft

### TERM

The property is available by way of a new full repairing lease. Further details available upon application.