



/NDURENT

HENLEY BUSINESS PARK

PIRBRIGHT ROAD, NORMANDY, NR GUILDFORD GU3 2DX
///PROMISE.BULBS.TORCH

RECENTLY REFURBISHED
INDUSTRIAL/WAREHOUSE UNIT TO LET
UNIT 9: 17,049 SQ FT (1,583 SQ M)
Available for immediate occupation



Minimum eaves
height of 8m



Electrically operated
loading doors



Warehousing that Works.

Grade A business space.

Henley Business Park is the largest commercial regeneration project in West Surrey. With approximately 300,000 sq ft of Grade A floor space having been developed in 24 buildings which are now fully occupied. The park is undoubtedly the proven location of choice for businesses in Surrey.

Recently fully refurbished, Unit 9 benefits from fully fitted first floor offices, accessed via both stairs and a passenger lift, with the added flexibility to fit out additional offices in the undercroft area.

The unit also benefits from column free warehouse space with LED lighting, 8 metre clear eaves height and electrically operated loading door(s) leading to external loading areas and demised car parking.



Warehousing that Works.



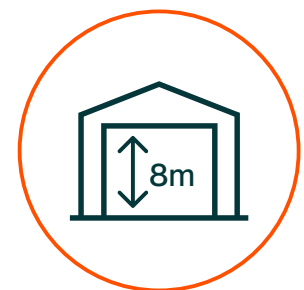
Schedule of accommodation.

Unit 9	
GROUND FLOOR WAREHOUSE & AMENITY	15,617 SQ FT (1,450 SQ M)
FIRST FLOOR OFFICE	1,432 SQ FT (133 SQ M)
TOTAL	17,049 SQ FT (1,583 SQ M)
LOADING DOORS	2
EPC RATING	A
CAR PARKING	20


Units measured on a gross external basis of measurement.

Specification


INDUSTRIAL / WAREHOUSE	OFFICES	EXTERNAL
8 Metres clear eaves height	Fully carpeted	Loading apron
Column free	Gas fired radiators	Allocated car parking
2 Electrically operated loading doors	Male and female WCs	PV roof panels
Floor loading 37 Kn / sq m	Comfort cooled	EV charging
LED lighting	Passenger lift	




Minimum eaves height of 8m



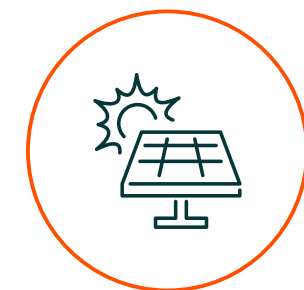
9 miles from M3 (J3 & J4)




Comfort cooling



Electrically operated loading doors



Solar PV roofs



EV car charging

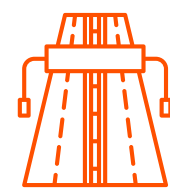


Why choose Indurent Henley Business Park?

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, junctions 3 and 4.

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.

You're well-connected.



MAJOR ROADS

A3	4.8 miles
A331	5.1 miles
Guildford	6 miles
Woking	6.5 miles
Farnborough	7 miles
M3, J3	8 miles
M3, J4	9 miles

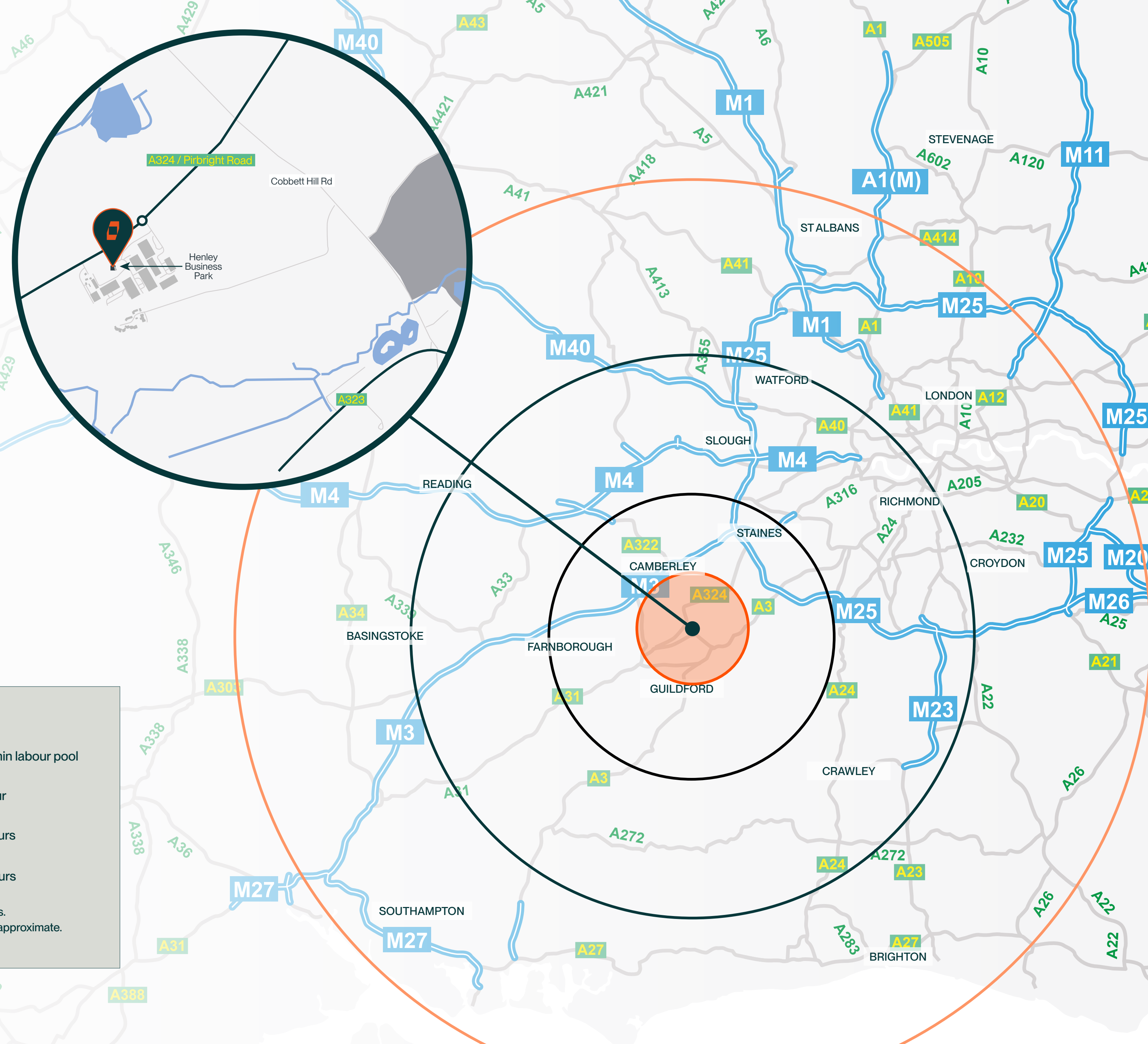
Drive times

	Within 30 min labour pool
	Within 1 hour
	Within 2 hours
	Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.





CONNIE SNOWIE

Asset Manager

📞 07881 033184

✉ connie.snowie@indurent.com



- TERMS** - The property is available by way of a new full repairing and insuring lease for a term to be agreed.

VIEWING - Strictly via the appointed joint agents.

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. February 2025. TBDW 05701-13.



Tim Clement
M: 07970 092 974
E: tim.clement@jll.com

Oliver Hockley
M: 07704 687 459
E: oliver.hockley@jll.com



Heather Harvey-Wood
M: 07917 423 467
E: heather.harvey-wood@cushwake.com

Alex Doyle
M: 07826 537 141
E: alexander.doyle@cushwake.com



David Bowen
M: 07836 544 565
E: dbowen@curchodandco.com

Josie Reeves
M: 07825 182 913
E: jreeves@curchodandco.com



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