

# HENLEY BUSINESS PARK

Pirbright Road | Normandy | Nr. Guildford GU3 2DX

**Phase 2:** Bespoke business units from 20,000 – 225,000 sq ft  
FOR SALE OR RENT



**PHASE 1**  
COMPLETE

**PHASE 2**  
20,000 TO  
225,000 SQ FT  
FOR SALE  
OR RENT

The proven location of choice for businesses in Surrey

 **ST.MODWEN**

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Selected images of completed PHASE 1



	SQ FT	SQ M
<b>UNIT 1</b>		
Ground floor	32,000	2,973
Mezzanine	4,000	372
<b>TOTAL</b>	<b>36,000</b>	<b>3,345</b>
<b>UNIT 2</b>		
Ground floor	20,000	1,858
Mezzanine	2,000	186
<b>TOTAL</b>	<b>22,000</b>	<b>2,044</b>
<b>UNIT 3</b>		
Ground floor	22,000	2,044
Mezzanine	2,500	232
<b>TOTAL</b>	<b>24,500</b>	<b>2,276</b>
<b>UNIT 4</b>		
Ground floor	25,000	2,323
Mezzanine	3,000	279
<b>TOTAL</b>	<b>28,000</b>	<b>2,602</b>
<b>UNIT 5</b>		
Ground floor	50,000	4,645
Mezzanine	5,000	465
<b>TOTAL</b>	<b>55,000</b>	<b>5,110</b>

## 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 to create a unique property situated on a well managed estate in an outstanding natural environment.

## THE DEVELOPMENT

Henley Business Park is the largest commercial regeneration project in West Surrey. With 100,000 sq ft of new floorspace in the first phase fully occupied the park is undoubtedly the proven location of choice for businesses in Surrey. Phase 2 provides the opportunity to create up to 225,000 sq ft of bespoke floorspace with buildings delivered by the developer to the precise requirements of occupiers.

## PLANNING

Henley Business Park has outline planning consent for up to 225,000 sq ft of office, general/light industrial and warehouse uses (Classes B1, B2 and B8 of the Use Classes order 1987.)

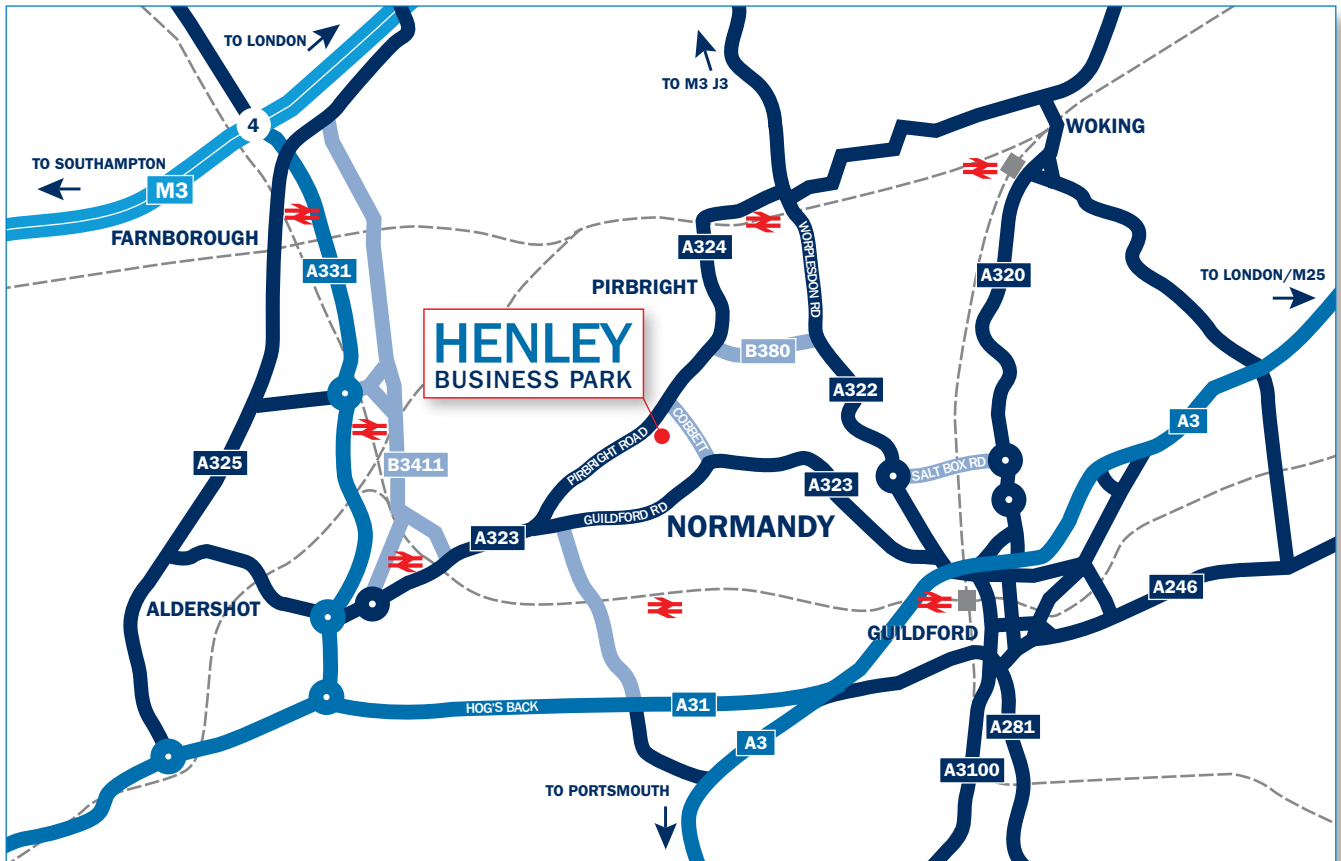
## TERMS

The developer will deliver buildings from 20,000 sq ft designed to meet occupiers' specific requirements. Buildings will be available on either an occupational lease or virtual freehold basis.

**Bespoke new buildings are available from 20,000 to 225,000 sq ft...**

The proven location of choice for businesses in Surrey





## 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.



## VIEWING

For further information and viewing, please contact:

[www.henleybusinesspark.co.uk](http://www.henleybusinesspark.co.uk)

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