

**HENLEY
BUSINESS
PARK**

GU3 2DX



EPC
A rated



Minimum 8m
internal height



Good access
to J4, M3

READY FOR IMMEDIATE OCCUPATION

UNIT 15B TO LET: 19,834 SQ FT (1,843 SQ M)



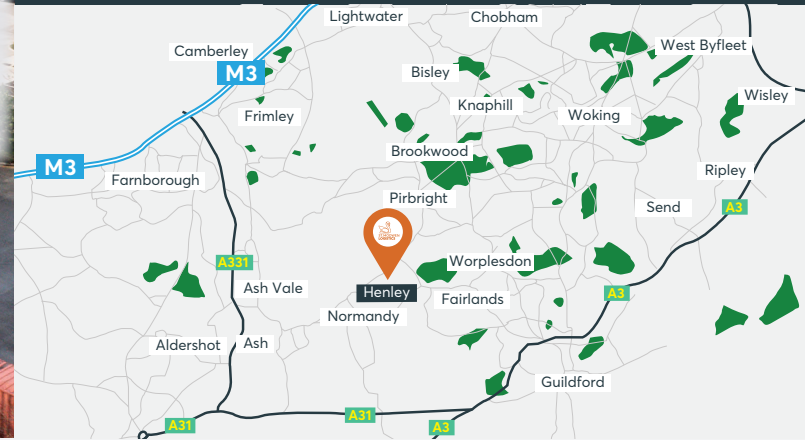
HENLEY BUSINESS PARK

GU3 2DX



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-detached unit occupying a prominent corner position in the estate.

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

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.

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IMPORTANT NOTICE. These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Photography shows only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. April 2022. TBDW 01742-05.

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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