

FOR SALE

(May Let)

Unit 7B, Henley Business Park,
Nr Guildford GU3 2DX



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Long Leasehold/Virtual
Freehold Available.

12,117 Sq ft

Unit 7B Henley Business Park, Normandy, Nr Guildford GU3 2DX.



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Description

The modern property comprises a single storey semi-detached warehouse of steel portal frame construction with brick and cladding to the external elevations.

The unit benefits from a generous loading yard serviced by 2 ground level loading doors and 14 car spaces with an additional 4 disabled spaces.

Internally the warehouse has an eaves height of 8.0m with LED lighting with amenity block including w/c's and a kitchen. There is the ability to install office accommodation to suit specific requirements along the glazed front elevation.



Location

Henley Business Park is accessed directly from Pirbright Road (A324) which in turn links directly to the A323 to the west and A322 to the east.

Guildford is located approximately 5.5 miles to the southeast and junction 4 of the M3 is approximately 8 miles to the north.

Terms

The unit is available for purchase via the long leasehold (virtual freehold) expiring 3016. Consideration may be given to an occupational lease.

Accommodation

Area	Sq Ft	Sq M
Warehouse and ancillary	12,117	1,125.72

Legal Costs

Each party to bear their own legal costs.

Business Rates

We understand the property has a Rateable Value of £76,000 however potential purchasers are recommended to make their own enquiries.

EPC

The Property has an EPC Rating of 44B

Ed Thomason
Tel: 07818 065 276
Email: et@tlre.co.uk

Paul Londra
Tel: 07779 269 290
Email: pl@tlre.co.uk

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