orchard BUSINESS PARK

FORSYTH ROAD WOKING GU21 5RZ

ROYAL LONDON

WE'RE **OPEN** FOR BUSINESS

OCCUPIERS INCLUDE:

MCLAREN AUTOMOTIVE
EURO CAR PARTS
CRM TRADING

A NEW SPECULATIVE WAREHOUSE DEVELOPMENT
UNITS FROM 7,225 - 19,932 SQ FT (GEA)

location

Orchard Business Park is an exciting new multi-let scheme, we are offering three adaptable warehouse units to suit your expanding business needs.

The scheme offers cutting edge, energy saving technologies to reduce carbon emissions by 25% (over a 2010 building).

Orchard Business Park is located on Forsyth Road in the heart of the industrial area of Woking, on the edge of the town.

The scheme has already attracted major occupiers including:

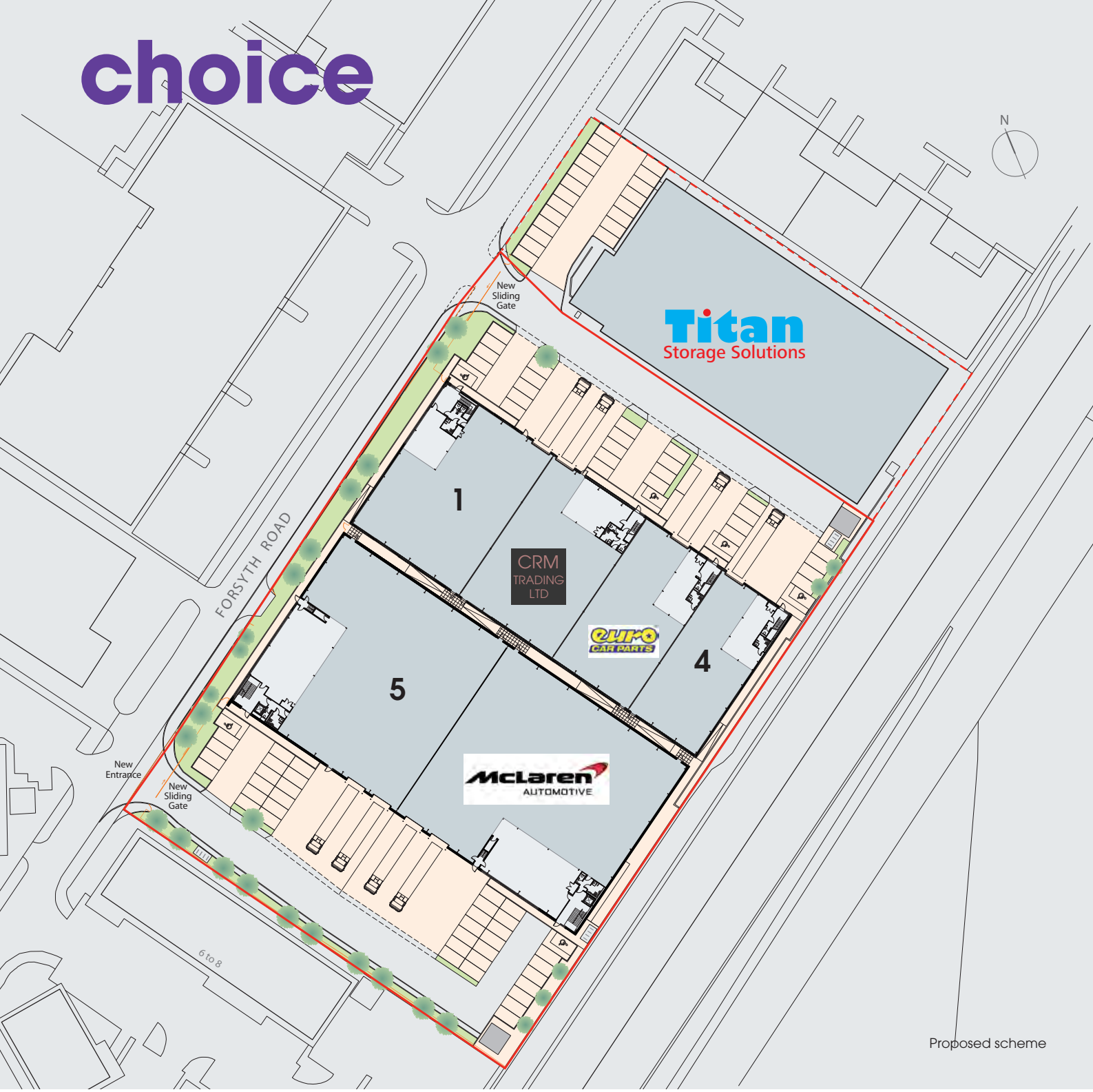
McLaren AUTOMOTIVE · euro CAR PARTS www.eurocarparts.com · CRM TRADING LTD

Local occupiers include:

Titan Storage Solutions · DAIKIN · YAMAHA · pattonair · Vision ENGINEERING · wandsworth GROUP

Trade and amenities

gibbs & dandy · sally salonservices · WILLIAMS & CO · ASDA



UNIT 1		
Ground	9,486 sq ft	881 sq m
First floor	1,380 sq ft	128 sq m
Total	**10,866 sq ft**	**1,009 sq m**

UNIT 2

LET TO CRM TRADING LTD

UNIT 3

LET TO EURO CAR PARTS

UNIT 4		
Ground	6,041 sq ft	561 sq m
First floor	1,184 sq ft	110 sq m
Total	**7,225 sq ft**	**671 sq m**

UNIT 5		
Ground	17,025 sq ft	1,582 sq m
First floor	2,907 sq ft	270 sq m
Total	**19,932 sq ft**	**1,852 sq m**

UNIT 6

LET TO MCLAREN AUTOMOTIVE

All sizes approx GEA

ECO INITIATIVES

- 15% rooflights for increased natural lighting
- Tighter construction tolerance to minimise heat loss
- Motion sensitive LED lighting to offices
- Energy monitors
- Bike shelters
- Electric car charging points
- 10% decrease in carbon emissions (over a 2013 Building Regs warehouse)

SPECIFICATION

- EPC Rating A
- 10.5m eaves height: units 5 and 6
- 8m eaves height: units 1 - 4
- Maximum height to undercroft to maximise your working space
- 40 kN/m^2 minimum warehouse floor loading
- Electric roller shutter doors
- Fully carpeted and heated offices
- Entrance lobbies have ceramic tiles, brushed metal ironmongery, vertical radiators,walnut veneered solid doors

connected

Orchard Business Park is located on Forsyth Road in the heart of the industrial area of Woking.

Woking is 7 miles north of Guildford and 28 miles south west of central London.

Woking has excellent road links with both M25 Junctions 10 and 11 less than 5 miles away, as well as good access to the M3 to the north (6 miles) and A3 to the south (5 miles).

Sat Nav GU21 5RZ

A3	6 miles
A320	8 miles
M25 (J11)	4.5 miles
M25 (J10)	6.5 miles
M3 (J3)	7.5 miles
London Waterloo	24 mins

orchard BUSINESS PARK

www.orchardbp.co.uk

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