

**95% LET  
1 UNIT  
REMAINING**

**OCCUPIERS  
INCLUDE:  
MCLAREN AUTOMOTIVE  
EURO CAR PARTS  
CRM TRADING**

**1**

**A NEW SPECULATIVE WAREHOUSE DEVELOPMENT  
WITH ONLY UNIT 4 REMAINING - 7,225 SQ FT**

# location



**orchard**  
BUSINESS PARK

**Titan**  
Storage Solutions

**FRACTECH**

**T&T TUBECRAFT**

**AMS FREIGHT**

**WINTON ENGINEERING**

**ASDA**

**YAMAHA MOTORS**

**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**



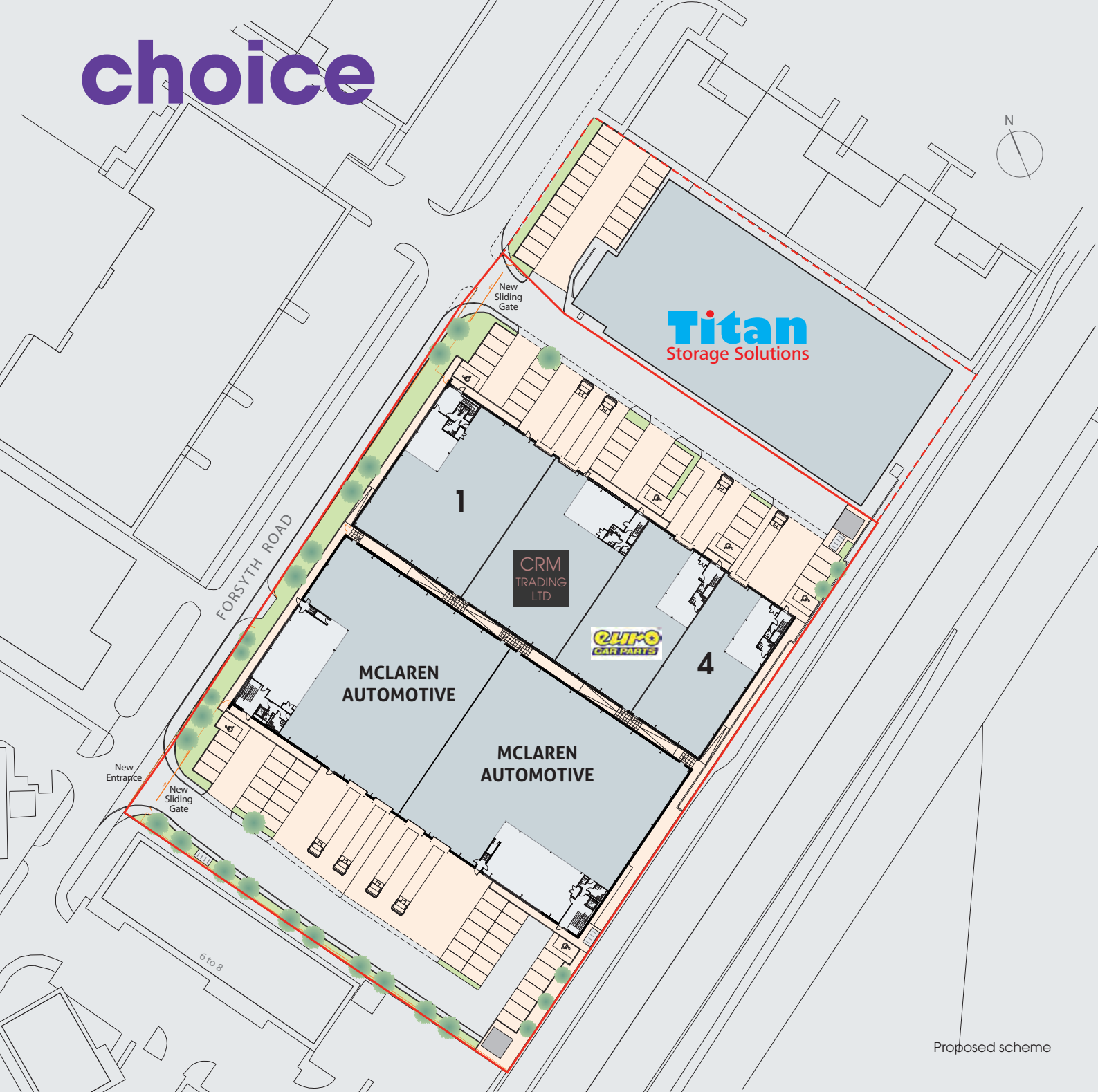
**CRM TRADING LTD**

Local occupiers include:



Trade and amenities





**UNIT 1**

**LET**

**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
<b>Total</b>	<b>7,225 sq ft</b>	<b>671 sq m</b>

**UNIT 5**

**LET TO MCLAREN AUTOMOTIVE**

**UNIT 6**

**LET TO MCLAREN AUTOMOTIVE**



## 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<sup>2</sup> 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).



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

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