



G114 Building A7, Ively Road, Farnborough GU14 0LX

TO LET

High security industrial/warehouse unit
on established technology campus

**16,896 Sq Ft
(1,570 Sq M)**

DESCRIPTION

Cody Technology Park is a campus environment with high quality business space that is functional and flexible with a high level of connectivity & power available. This secure site has a range of facilities including a restaurant, cafe, gym, auditorium, crèche as well as conference areas & meeting rooms.

G114 within Building A7 provides a mid terraced industrial/warehouse unit. The unit, which is mostly open plan, benefits from two cranes and ancillary office accommodation.

- ✓ Loading door 7.64m high x 5.37m wide
- ✓ 2x cranes
- ✓ Ancillary office accommodation
- ✓ Business Park adjacent to airport & close to J4a of M3
- ✓ Fantastic array of on site facilities



LOCATION

The Park is well located with direct access to junc. 4a of M3, providing fast access to M25 (approx. 15 miles) & London. Heathrow (26 miles) & Gatwick (47 miles) airports are easily accessible, as are private business services at neighbouring Farnborough airport. London Waterloo is approx. 37 minutes via Farnborough mainline station, accessible via a subsidised shuttle bus.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	16,896	1,570

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

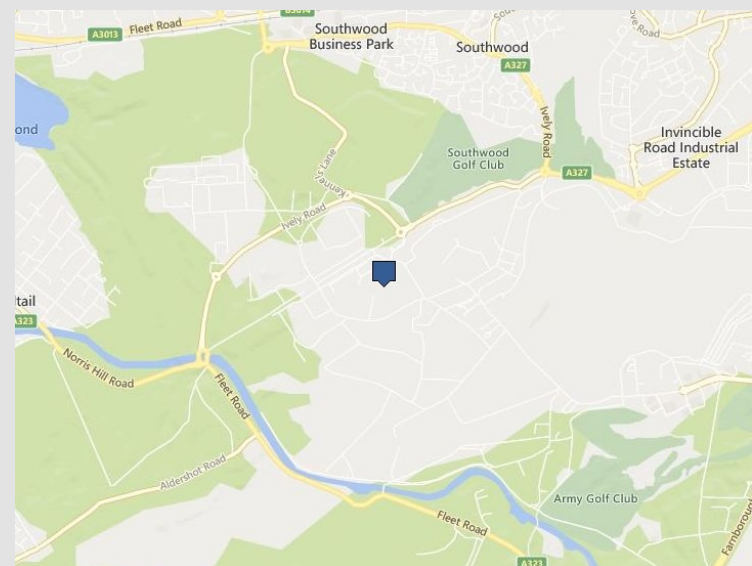
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Available on application

EPC EPC - E (125)



<http://www.codytechnologypark.com/index.html>

lsh.co.uk

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