

PINEHURST II ○ SECOND FLOOR

Farnborough Business Park



6,200 -14,800 SQ FT OF GRADE A, FULLY-FITTED OFFICE SPACE

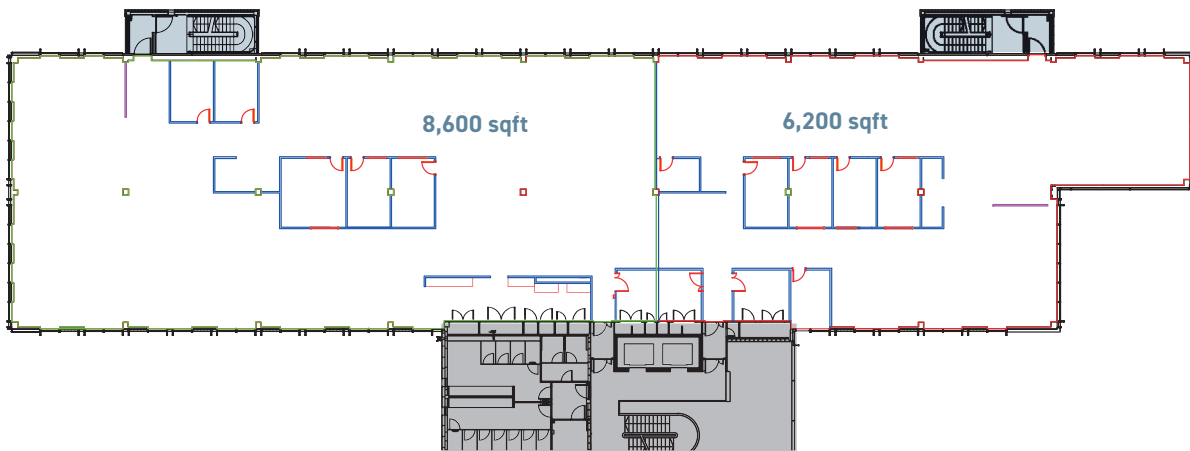
Available for immediate occupation in one of the Thames Valley's premier business locations



**6,200 -14,800 SQ FT
(576 – 1,375 SQ M)**

The vacant office space is located on the second floor of Pinehurst II and is available for immediate occupation. Completed in late 2015, the building is the newest on the Farnborough Business Park campus and offers Grade A office

SECOND FLOOR PLAN



The available accommodation is situated on the 2nd floor of the building and offers fully-fitted, flexible, high-quality office space



SPECIFICATION

- VRF air conditioning system
- 2 passenger lifts
- Metal plank suspended ceilings
- Full access raised floors
- LED Lighting (400 lux)
- Central Building Management System (BMS)
- Male, female and disabled WCs
- Showers and lockers
- Parking ratio of 1:267 sq ft
- Cycle parking spaces
- BREEAM rating of 'Very Good'
- EPC rating of 'B'
- Designed to an occupancy ratio of 1:8 sq m

FARNBOROUGH BUSINESS PARK

Farnborough Business Park is an established mixed-use park on a 125-acre site that comprises over 500,000 sq ft of Grade A offices.



Set in attractive landscaped grounds and providing a high-quality, secure business environment, the Park is also home to restored historic buildings and structures such as the Heritage Quarter, which includes an original 24 ft diameter wind tunnel (constructed in 1935), and the Park's focal point, the restored airship hanger frame.

- 1 Village Hotel
- 2 Starbucks
- 3 Village Gym & Fitness Club
- 4 Aviators Café
- 5 Busy Bees Day Nursery
- 6 Heritage Quarter
- 7 Greene King Family Pub



JUST SOME OF THE BLUE-CHIP TENANTS ON THE PARK:

aetna

BackOffice
ASSOCIATES

CARTWRIGHT
the right decision

harmonic

TI Media

thomsonlocal

VAILLANT GROUP

WILLMOTT DIXON
SINCE 1852

FACILITIES & SERVICES

Available on site to all the Park's occupiers:

- Aviators Café
- Starbucks Café
- Costco
- Greene King Family Pub
- Members' Health & Fitness Club
- 123-bed Village Hotel & Spa
- Busy Bees Day Nursery
- Branded shuttle bus service between Farnborough Train Stations and the Park
- Serviced Offices
- Conference Facilities
- On-site Park Manager
- 24/7 on-site Security Team
- Green Management Initiatives
- Community Events



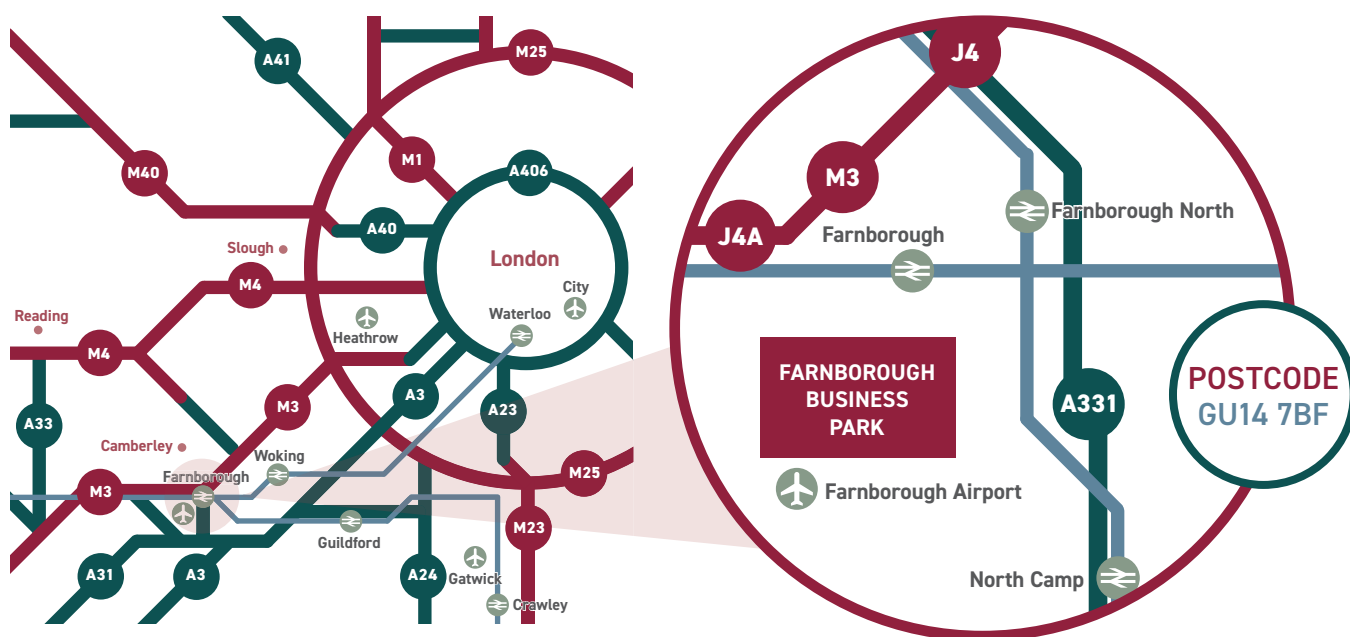
Throughout the year, Farnborough Business Park runs regular community events as well as pop-up retail events that are open to the Park's occupiers. There is a dedicated website—'My FBP' - which keeps everyone in the Park up to date with offers, amenities, services and travel information, as well as upcoming events.



LOCATION

Farnborough Business Park is ideally situated, a short drive from the M3 Motorway in a highly-accessible location. Farnborough station, which provides rail access to London, is just over a mile away

and is easily accessed by foot, car or the shuttle bus service between the Park and the Main and North stations in the mornings and afternoons - it runs every 10 minutes at peak times and takes around 10 minutes.



ROAD TRAVEL

Driving distance from Farnborough Business Park

○ M3 Motorway Junctions 4 and 4a	3 miles
○ Camberley	5 miles
○ Fleet	5 miles
○ Guildford	13 miles
○ Basingstoke	18 miles
○ Heathrow Airport	25 miles
○ Central London	40 miles
○ Gatwick Airport	48 miles

RAIL TRAVEL

Trains from Farnborough Station (every 10-15 minutes)

○ Woking	9 Minutes
○ Basingstoke	14 Minutes
○ Clapham Junction	25 Minutes
○ London Waterloo	34 Minutes
○ Winchester	35 Minutes
○ Southampton	55 Minutes

Heathrow Airport is located just 25 miles away and Farnborough Airport is right on the doorstep



CUSHMAN & WAKEFIELD

020 7935 5000

cushmanwakefield.co.uk

To arrange a viewing and for further information contact:

Cameron Frazer ☎ +44 (0)20 7152 5425 📠 +44 (0) 7710 965302 ✉ cameron.frazer@cushwake.com

Will Moorcroft ☎ +44 (0)20 7152 5794 📠 +44 (0)7740 423993 ✉ will.moorcroft@cushwake.com



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