

Building A2

Room G104–G114

12,504 sq ft available to let



Room G104–G114 is a unique industrial building with large covered storage area.

Cody Technology Park is undergoing a major £40 million investment programme under new ownership.

Spanning two phases, the project will deliver a complete refurbishment of all common areas including the reception building, landscaping, amenities (gym, restaurant, coffee shop etc), WC's central corridors etc.



CODY AMENITIES INCLUDE

- Shower facilities
- 24/7 security and guarded entrance
- 24hr gym with classes
- 100 seat lecture theatre
- Conferencing facilities for up to 200 people
- 200 seat restaurant
- 100 seat café and informal meeting area
- Eelmoor Marsh – 66 hectare SSSI accessible by tenants

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Summary

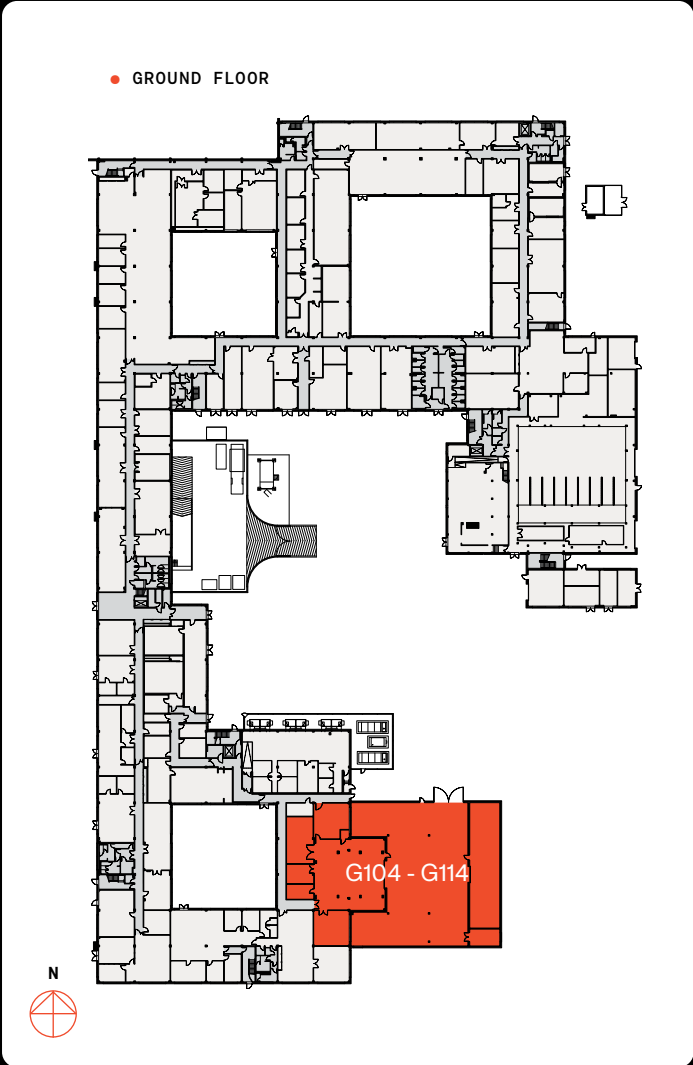
Available Size	12,504 sq ft
Rent	£160,000pa exclusive of business rates, utilities, insurance, service charge etc and VAT.
Business Rates	Upon Enquiry
Service Charge	The service charge covers all common part expenditure including external and common part building repairs, landscaping, security, cleaning of the common areas, provision of the amenities etc. Further details on application.
EPC	Rating Upon enquiry

Description

- Suitable for a wide range of uses such as light industrial, R&D, and storage
- Includes secure rooms
- High security campus
- Excellent on site parking
- Crane (10 tonnes)
- 3 phase electricity

The available accommodation comprises a range of industrial and workshop units, together with ancillary offices and covered storage.

The main industrial unit benefits from a 10-tonne overhead crane.



LOCATION

Cody Technology Park in Farnborough is well situated for convenient access by road, rail, and air. Located near Junction 4A of the M3, it offers direct routes to London and nearby towns such as Guildford, Woking, and Basingstoke.

The park is served by Farnborough mainline railway station, with a subsidised bus connecting it to the site, making London Waterloo reachable in under an hour.

Farnborough Airport is just five minutes away and provides private jet services, while Heathrow and Gatwick airports are both within easy driving distance.

By road



FARNBOROUGH	6 MINUTES
BASINGSTOKE	20 MINUTES
GUILDFORD	24 MINUTES
WOKING	30 MINUTES
READING	40 MINUTES
LONDON	55 MINUTES

By rail

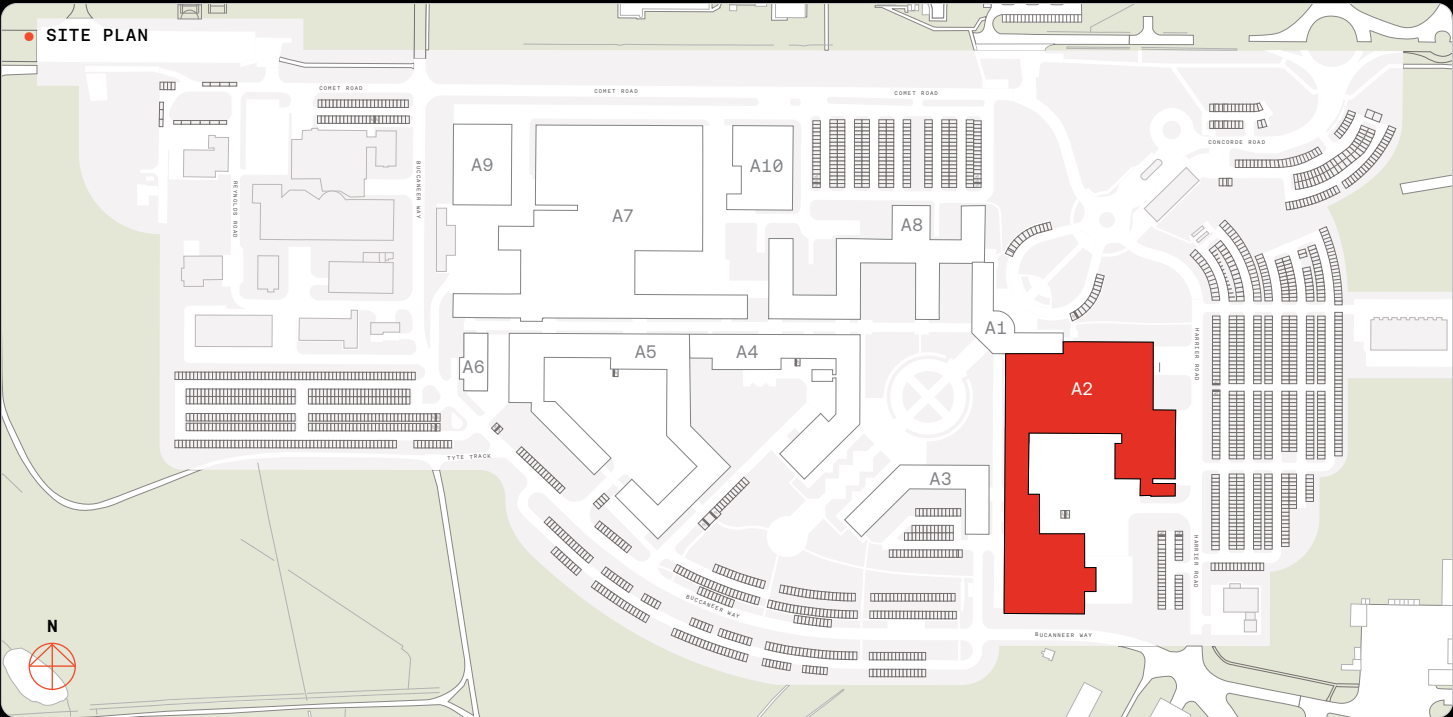


WOKING	9 MINUTES
GUILDFORD	17 MINUTES
BASINGSTOKE	17 MINUTES
READING	27 MINUTES
LONDON WATERLOO	35 MINUTES

By air



FARNBOROUGH AIRPORT	5 MINUTES
HEATHROW AIRPORT	30 MINUTES
GATWICK AIRPORT	55 MINUTES



CONTACT

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Reference: 2605011. jamesjames.design