Building A8

604-32,768 sq ft available to let



Building A8 is ideal for companies seeking larger office, laboratory, or R&D space. Designed to accommodate the needs of both growing and established businesses, A8 offers high quality accommodation within a secure business environment known for its strong presence in the defence, aviation, and high-tech sectors.

A8 is particularly well suited to organisations requiring flexible space, with the option to tailor layouts to meet specific operational needs.

A comprehensive refurbishment of the units and common areas is planned to commence in 2025.

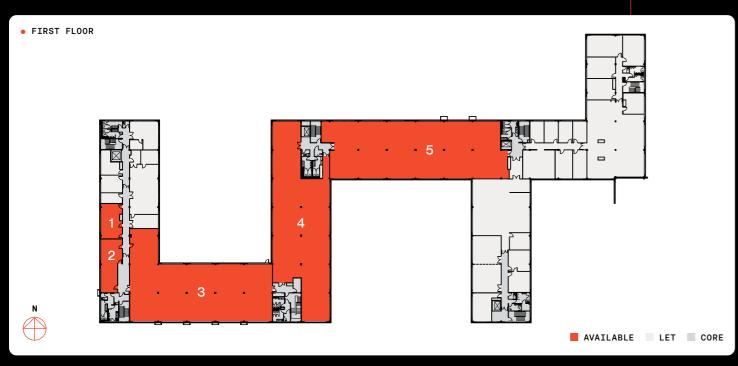


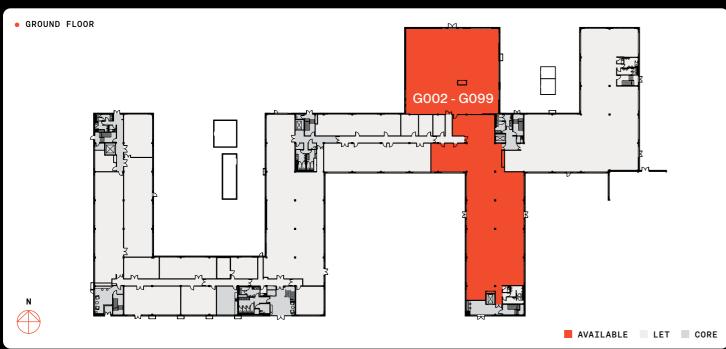
SPECIFICATION

- New suspended ceiling with LED lighting
- Typical slab to slab 3.20m
- New air conditioning
- Raised access to floor with 210mm void
- Dry laboratory units on first floor
- Targeting EPC B
- Car Parking Ratio of 1:330 sq ft

AVAILABILITY

FLOOR	UNIT	SQ FT	ТҮРЕ
First	1	604	Office with access to goods lift
First	2	742	Office with access to goods lift
First	3	6,228	Office with access to goods lift
First	4	6,060	Office
First	5	6,959	Office
Ground	G002 - G099	12,175	Office with lab (Available 2026)











AMENITIES

- Shower facilities
- Passenger and goods lift
- 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

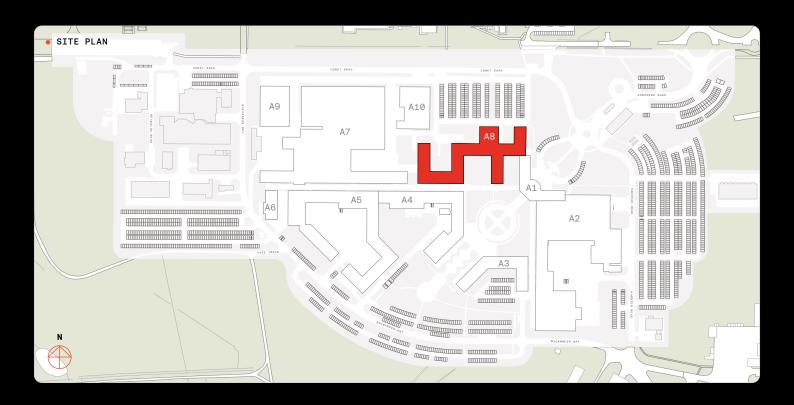
LOCATION

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

DISCLAIMER: Hollis Hockley and Curchods & Co for themselves and for the landlords of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchases and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them. Unless otherwise states, all prices, rents and other charges are quoted exclusive of value added tax (VAT). October 2025.