

# Building A2

From 267 sq ft available to let



Located close to the main entrance of Cody Technology Park, Building A2 offers a range of office, R&D, and laboratory spaces from 267 sq ft. A2 is well suited to organisations requiring flexible space, with the option to tailor layouts to meet specific operational needs.

A comprehensive refurbishment of the reception / business lounge, and office accommodation is to complete in Q1 2026. Several ground floor units feature dedicated external access, making them particularly suitable for R&D and laboratory use. All units benefit from shared amenities, including kitchens, breakout areas, and shower facilities.



## 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
- EPC B
- Car parking ratio of 1:330 sq ft

AVAILABILITY

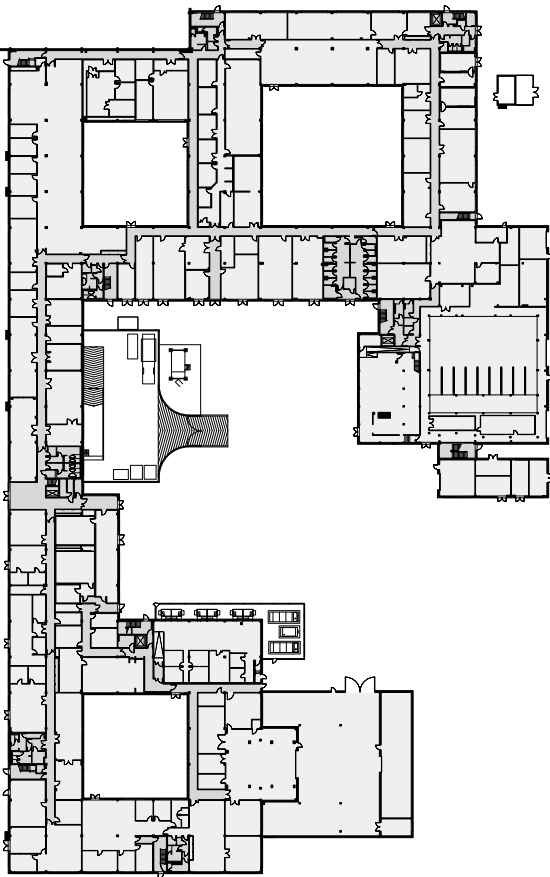
FL00R	UNIT	SQ FT	TYPE
First	1001A	432	Office
First	1100	810	Office
First	1099	808	Office
First	1098	1,173	Office
First	1001H	1,643	Office
First	1064	2,045	Office
First	1070	1,062	Office
First	1073	1,133	Office
Ground	G030	267	Office
Ground	G031	533	Office
Ground	G032 - G033	515	Lab
Ground	G036	311	Lab
Ground	G037	299	Lab
Ground	G041	814	Lab
Ground	G043 & G053	2,568	Office & Lab
Ground	G054	560	Office
Ground	G056 - G057	1,756	Office
Ground	G079 - G081	1,548	Storage & Lab



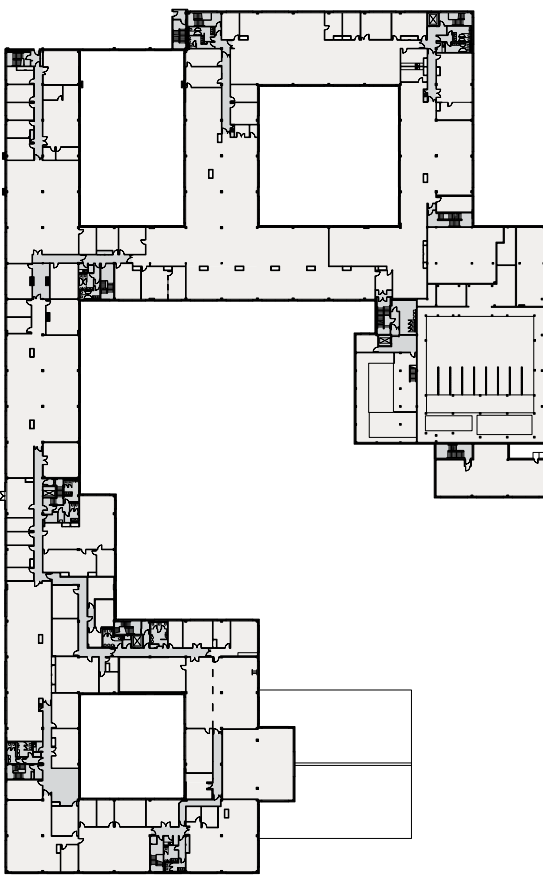
AMENITIES

- 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

● GROUND FLOOR



● FIRST FLOOR





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

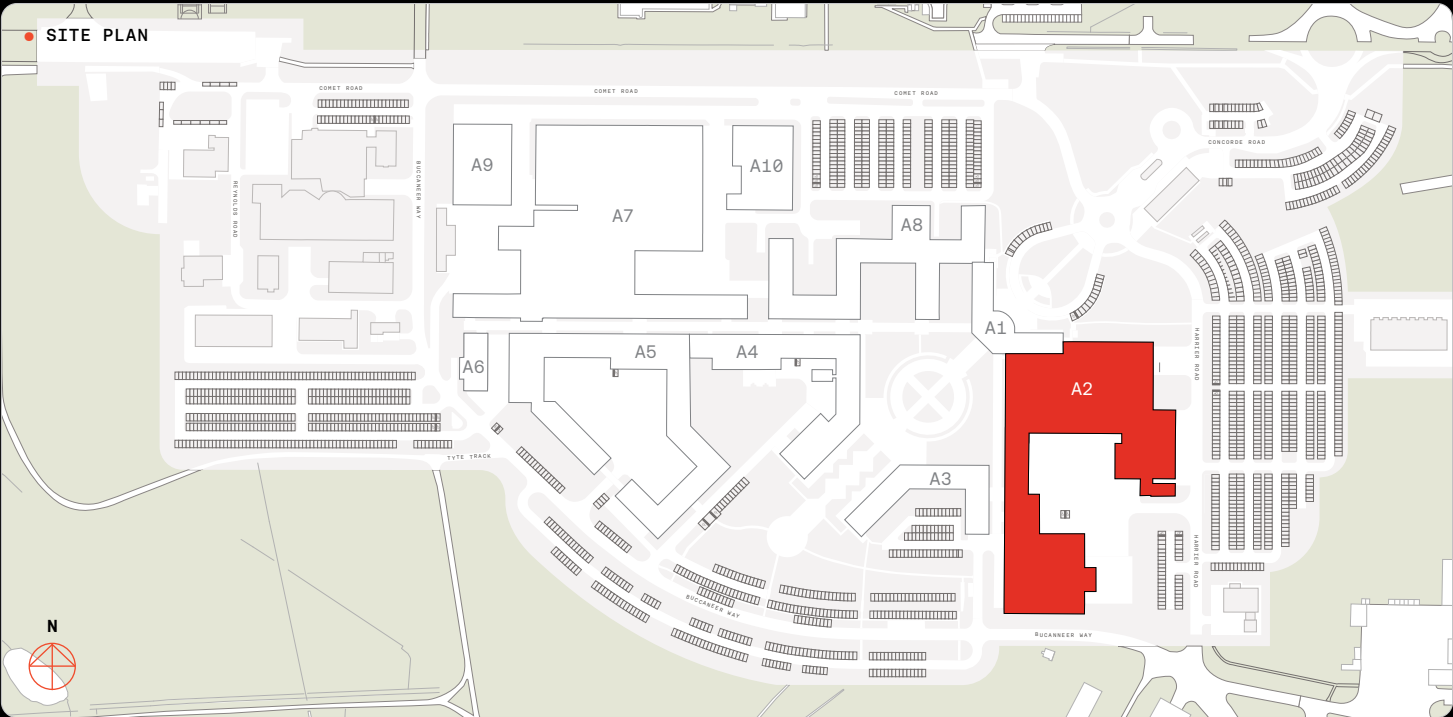


WOKING	9 MINUTES
GUILDFORD	17 MINUTES
BASINGSTOKE	17 MINUTES
READING	27 MINUTES
LONDON WATERLOO	35 MINUTES

By air



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



CONTACT

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