

The centre of excellence for  
aerospace, technology and defence innovation

# GOODY

TECHNOLOGY PARK





● THE PARK

# Home to world-class organisations

Cody Technology Park is an innovation hub, strategically designed to support the defence, aerospace, and high-tech industries.

With its focus on these sectors, Cody Technology Park provides an ideal environment for companies to be part of a community. The Park facilitates partnerships between businesses, institutions, start ups and government agencies positioning it as a centre of excellence for aerospace, defence and technology businesses. Whether you are a startup or an established company, Cody Technology Park offers the infrastructure, security, and expertise for your business needs.





● THE OPPORTUNITY

# What's on offer

The comprehensive refurbishment programme will revitalise the accommodation, amenities, and core infrastructure, ensuring the park remains a dynamic hub for innovation. These upgrades will support the park's continued ability to attract and retain top-tier tenants and talent.



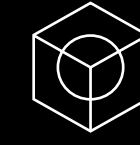
## Food & Beverage

Facilities include a 100-seat café and a 200-seat restaurant, both open weekdays from 8:00am to 3:30pm.



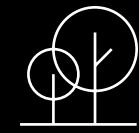
## Technology

State-of-the-art research and development facilities, including controlled lab environments, high-speed connectivity, bespoke and flexible office configurations.



## Flexibility

Lab, R&D and office spaces ranging from 200 to 500,000 sq ft with flexible leases for businesses of all sizes.



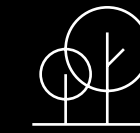
## Green space

Eelmoor Marsh and green areas with SSSI nature walks, give direct access to a range of running trails to explore.



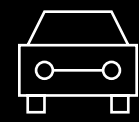
## Security

24/7 on-site security with controlled access, perimeter fencing, and CCTV.



## Eelmoor Marsh

Eelmoor Marsh is a Site of Special Scientific Interest (SSSI) and comprises a diverse range of habitats and supports over 250 species of flowering plants and grasses.



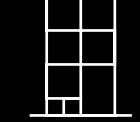
## Parking

The site has a car parking ratio of 1:330 sq ft with enhancements to improve EV charging.



## Sustainability

Striving to improve sustainability across the park, with short and long term goals in place.



## Sports & Fitness

On-site services including a 24hr gym, sports pitches, and squash court.

- ON-SITE AMENITIES

A comprehensive refurbishment programme is planned for the onsite amenities, creating modern, high-quality spaces designed to support wellbeing.



- CHANGING ROOM



- 24HR GYM

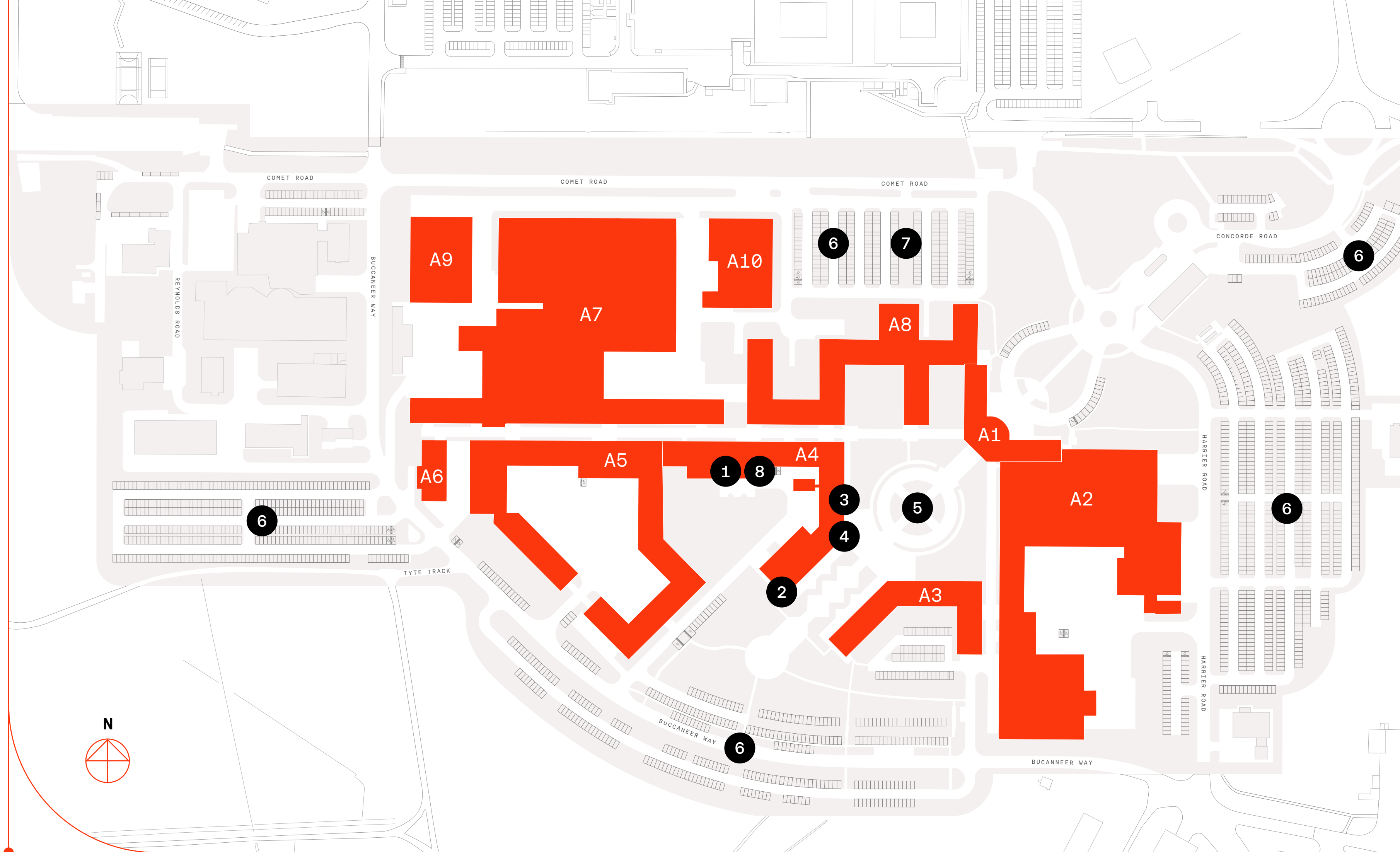
● AVAILABILITY

# Availability

Flexible spaces for a variety of uses

Built for business growth, our accommodation includes office space and lab facilities suitable for R&D applications across the defence, aviation and technology sectors.

FOR FURTHER INFORMATION, [CLICK HERE](#) TO SEE THE BUILDING FACT SHEETS:



1 CAFÉ

3 GYM

5 LANDSCAPED QUAD

7 EV CHARGERS

2 RESTAURANT

4 CONFERENCE & EVENT SPACE

6 CAR PARK

8 MEETING ROOMS

● THE FUTURE

# The vision

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 existing lab, office and R&D spaces, alongside significant investment to upgrade collaboration space and amenities.

Phase one, due for completion in Q1 2026, will focus on common areas, landscaping and building refurbishments. Phase two will complete in Q4 2026 and include improvements to collaboration space, amenity and security.

Both phases will include steps to improve energy efficiency across the park, with targets to improve EPC ratings, installation of EV charging points, and targeting BREEAM excellent across all new buildings.

This transformation will ensure Cody Technology Park's position as the UK's leading aerospace and defence hub is maintained, meeting the evolving needs of the parks diverse customer base.

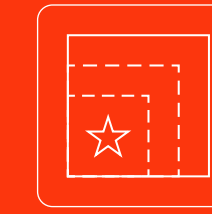
## WORKSPACE IMPROVEMENTS



Extensive refurbishment of existing buildings and common parts



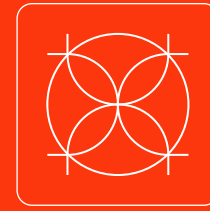
Implement technology systems to enhance site security



Refurbishment of existing floors



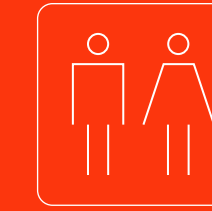
Create incubator R&D project space



Complete overhaul of reception and delivery of a new landscaped entrance with manned reception creating a sense of arrival

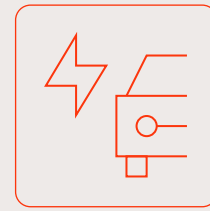


Drive to increase energy efficiency & sustainability, promoting ESG across the campus

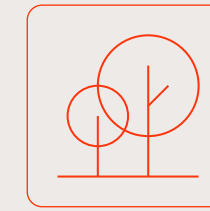


Newly refurbished WCs and end of trip facilities

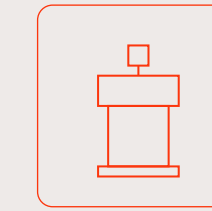
## AMENITY IMPROVEMENTS



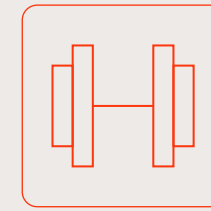
New EV car parking provisions



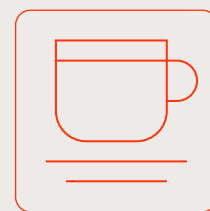
Landscape enhancements consisting of new hard and soft landscaping to create external meeting and social spaces



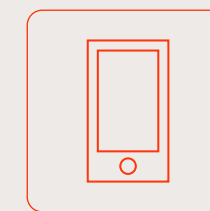
Refurbishment of conference and event space



Refurbished and enhanced gym facilities

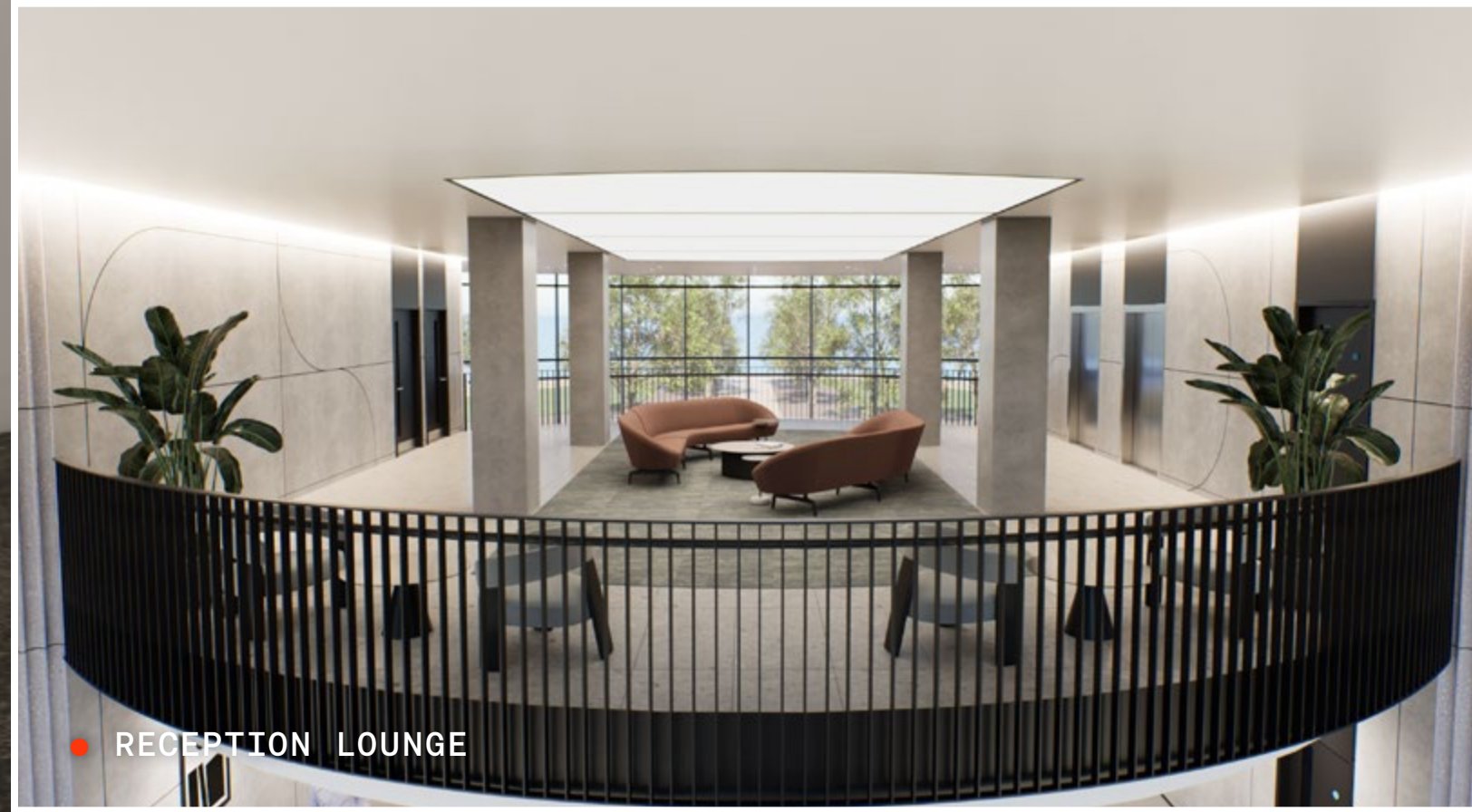


Enhancement of existing amenities (café, restaurant and breakout spaces)



New community app, a platform designed to help occupiers stay informed, book shared facilities and access services

● TYPICAL OFFICE FLOORPLATE



# Home to world-class organisations

4

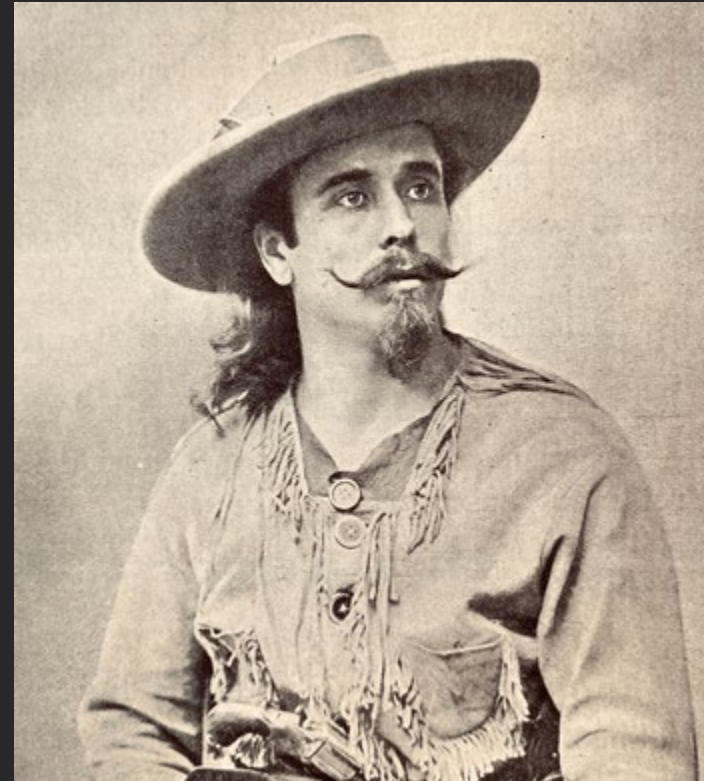


A unique campus designed to power high-tech innovation, collaboration, and wellbeing.

● THE HISTORY

# An innovative campus

A location which has been pivotal in technological milestones.



● 1907

Samuel Cody, the first person to fly a powered aircraft in Britain, develops early aircraft at Farnborough. The Park is later named in his honour.

● 1939-1945

Significant advancements in radar technology are made at Farnborough, contributing to Britain's defence during World War II.

● 1963

Scientists on site develop a high-strength carbon fibre production process, leading to breakthroughs in aircraft materials.



● 1966

The Concorde is first shown at Farnborough airshow demonstrating the delta wing, while a Vulcan showcases its Olympus 593 engine.



● 1971

Prospero, the first and only satellite launched by a British rocket, is partially developed at the Park.

● 2002

QinetiQ establish their HQ at the Park, solidifying the site's position as a hub for defence and technology innovation.

● 2010

Developed at Cody Technology Park, the unmanned aerial vehicle 'Zephyr' sets a world record of 336 hours for the longest continuous flight.



● 2010-2020

An increased focus on secure communications, cyber defence, and encryption tech reinforces the Park's role in national security.

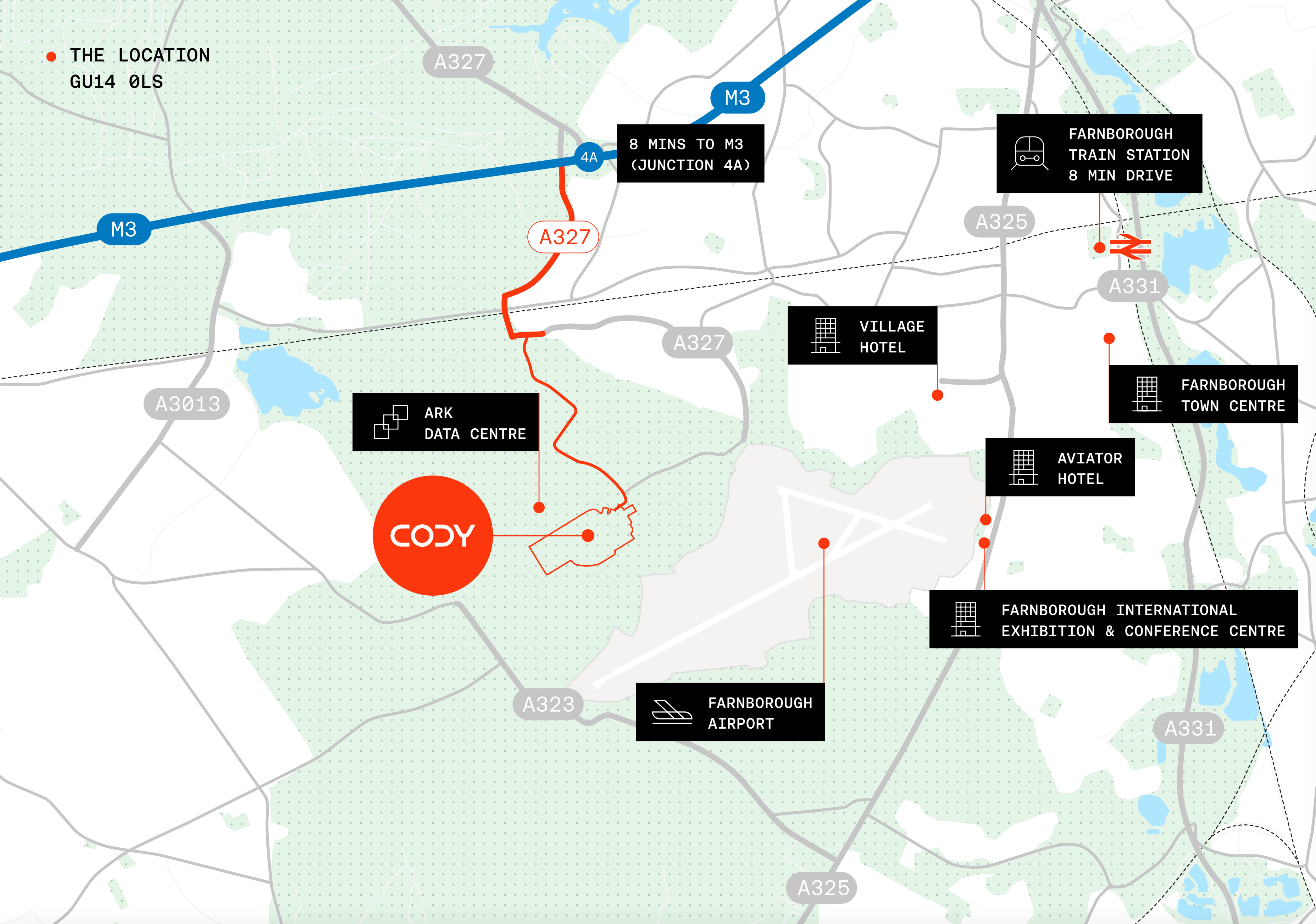
● 2025

Major enhancements and refurbishments are being made to modernise the site and further position the Park as a future-facing technology hub.

● 2026

Focus on delivering the next phase of innovative buildings to ensure Cody remains the leading research and development technology park in the South East.

● THE LOCATION  
GU14 0LS



# A strategic location for business

Strategically located in Farnborough, Cody Technology Park offers excellent connectivity via train, road and air.

The park has access to junction 4A of the M3 – providing rapid connections to the M25, London and other motorway networks.

London Waterloo is approximately 35 minutes by train via the mainline service at Farnborough station which is linked to the park by a subsidised bus service.

The park is also located next to Farnborough Airport which has private business jet services. London Heathrow (24 miles) and Gatwick (48 miles) airports are both easily accessible.

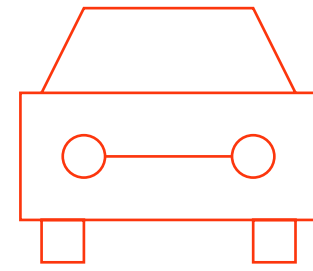
● THE LOCATION

# Key locations

From local to London, the park is well-connected to everything you need.

## By road

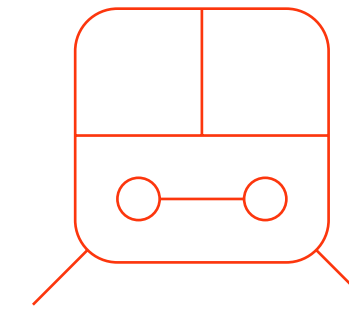
Direct access to Junction 4A of the M3, providing rapid connections to the M25 and London.



● FARNBOROUGH	6 MINUTES 3 MILES
● BASINGSTOKE	20 MINUTES 16 MILES
● GUILDFORD	24 MINUTES 15 MILES
● WOKING	30 MINUTES 14 MILES
● READING	40 MINUTES 19 MILES
● LONDON	55 MINUTES 36 MILES

## By rail

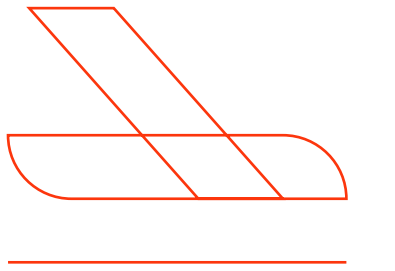
London Waterloo is approximately 35 minutes by train via Farnborough Main – linked to the Park by a subsidised bus service.



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

## By air

Adjacent to Farnborough Airport, which offers a private business jet service. Heathrow and Gatwick are both easily accessible too.



● FARNBOROUGH AIRPORT	5 MINUTES 1 MILES
● HEATHROW AIRPORT	30 MINUTES 24 MILES
● GATWICK AIRPORT	55 MINUTES 48 MILES

For further information, please contact our agents:



**Nick Reeve**

01252 710822  
07766 233 878  
nreeve@curchodandco.com

**Alex Blown**

01252 710822  
07570 682 196  
ablown@curchodandco.com



**Alice Hilliard**

07557 280 885  
alice.hilliard@hollishockley.co.uk

**Elizabeth Gray**

07712 815 268  
elizabeth.gray@hollishockley.co.uk

**Jeremy Metcalfe**

07587 039 562  
jeremy.metcalfe@hollishockley.co.uk

**CODY**