

2,696 to 5,923 sq ft **TO LET**



LYON WAY | FRIMLEY | GU16 7ER

Modern refurbished, air-conditioned
offices in an office park setting with
exceptional parking

www.archipelagofrimley.co.uk





DESCRIPTION

Archipelago comprises a campus of 6 modern office buildings situated around a central landscaped courtyard. The buildings are finished externally with brick work, cladding and glazing with a pitched slate covered roof. The available offices have been comprehensively refurbished to a contemporary and high standard.

The estate benefits from a generous car parking ratio.

LOCATION

Archipelago is situated close to the M3 motorway at the Frimley/Camberley interchange. Within a 5 minute walk Frimley town centre offers a variety of shopping and banking facilities, as well as a restaurant, pubs and a Waitrose supermarket.

Junction 4 of the M3 motorway is only 1 mile from Archipelago, enabling swift and easy access to the M25 and the national motorway network.

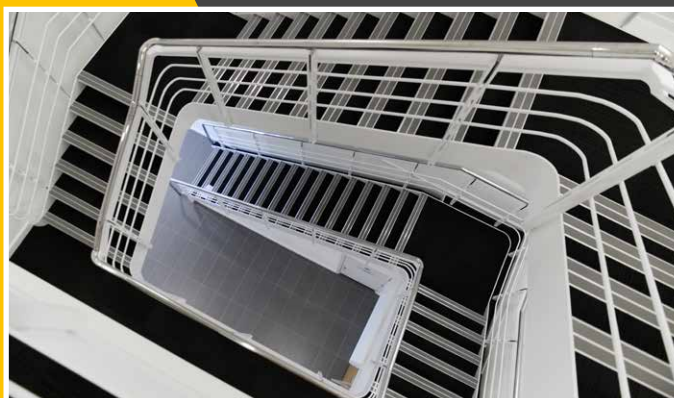
The A331 Blackwater Valley Road offers excellent links to the A3, A30 and the M4. Farnborough mainline railway station is less than 2 miles away and provides a fast and frequent service to London Waterloo (approx 35 minutes journey time).



ACCOMMODATION

Measured on a net internal basis:

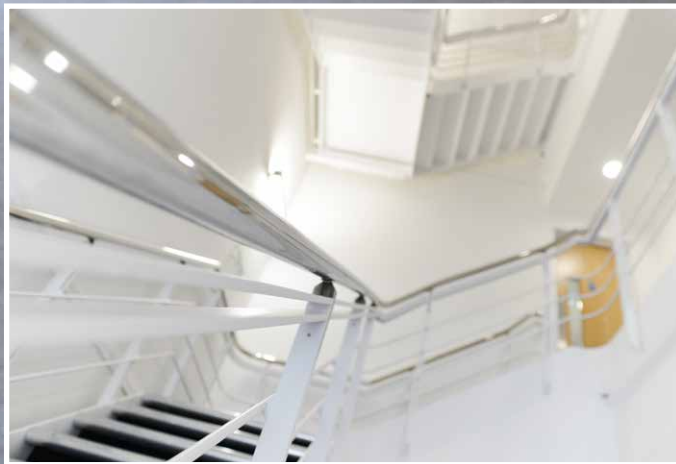
Building 1	SQ FT	SQ M	Parking
Ground floor	5,923	550.2	33
Building 2	SQ FT	SQ M	Parking
First floor	2,753	255.8	15
Second floor	2,696	250.5	15
TOTAL	5,449	506.3	30
Building 4	SQ FT	SQ M	Parking
First floor	4,474	415.7	26



SPECIFICATION

All accommodation has been fully refurbished.

- New VRV air conditioning
- Outstanding parking ratio
- Suspended ceilings
- LED lighting
- Full access raised floors
- Entry phone system
- Male and female WCs on each floor
- Showers
- Mature landscaping
- The refurbished floors have an EPC B rating



TRAVEL TIMES & DISTANCES

Farnborough Train Station	1.8 miles
J4 M3	1.4 miles
J10 M25	13 miles
J10 M4	14 miles
Heathrow Airport	17 miles
Central London	34 miles

Train services from Farnborough

London Waterloo	37 mins
Woking	9 mins
Southampton	55 mins
Southampton Airport	47 mins



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VIEWING

For more information please contact the agents below:

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