

# Building A1

1,130 – 4,533 sq ft available to let



Positioned at the front of Cody Technology Park, Building A1 is a three-storey office building offering high-quality accommodation in a prominent and easily accessible location close to the main entrance.

A comprehensive refurbishment of the reception / business lounge, and office accommodation is to complete in Q2 2026.

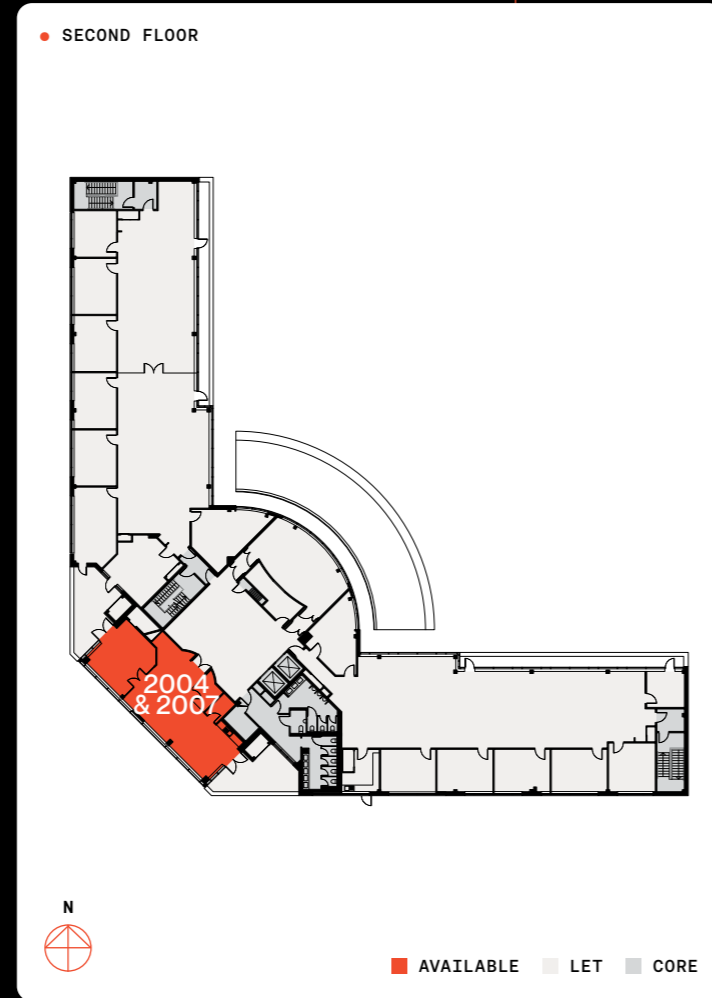
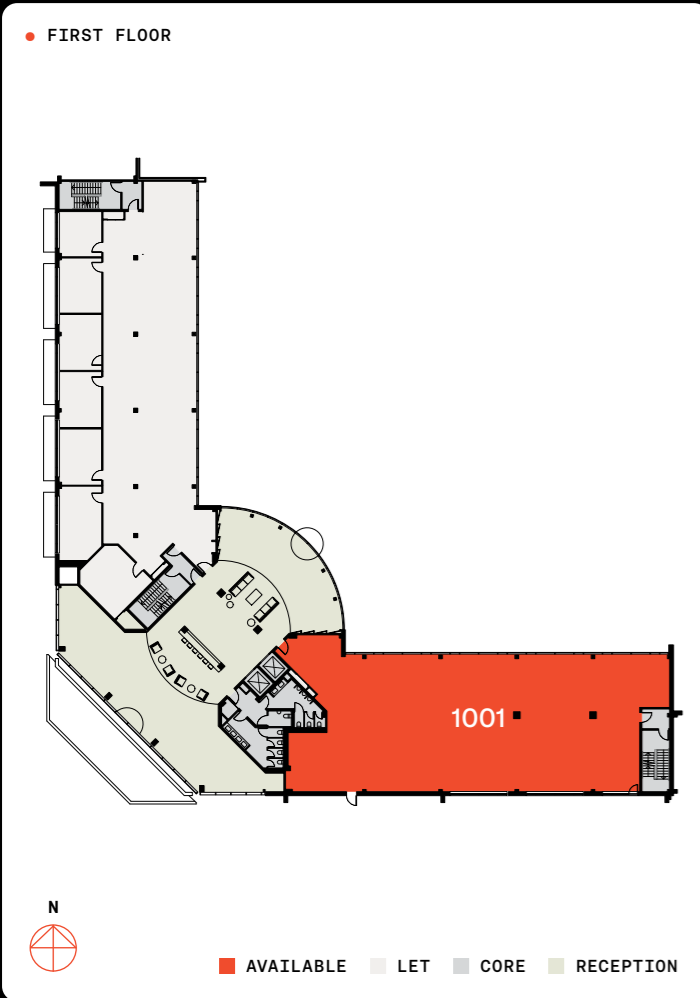


## SPECIFICATION

- New suspended ceiling with LED lighting
- Typical slab to slab 3.20m
- New air conditioning
- Raised access to floor with 210mm void
- Targeting EPC B
- Car parking ratio of 1:330 sq ft

AVAILABILITY

FLOOR	UNIT	SQ FT	TYPE
Second	2004 & 2007	1,130	Office
First	1001	4,533	Office



AMENITIES

- Shower facilities
- Passenger 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



By rail



By air



FARNBOROUGH	6 MINUTES
BASINGSTOKE	20 MINUTES
GUILDFORD	24 MINUTES
WOKING	30 MINUTES
READING	40 MINUTES
LONDON	55 MINUTES
WOKING	9 MINUTES
GUILDFORD	17 MINUTES
BASINGSTOKE	17 MINUTES
READING	27 MINUTES
LONDON WATERLOO	35 MINUTES
FARNBOROUGH AIRPORT	5 MINUTES
HEATHROW AIRPORT	30 MINUTES
GATWICK AIRPORT	55 MINUTES



**CONTACT**

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