

HIGH OFFICE CONTENT PRODUCTION / R&D / WAREHOUSE UNIT


MARSTON'S
THE SARSEN STONES
PUB & RESTAURANT


Morrisons
SUPERMARKET
AND FUEL STATION


**Nuffield
Health**

YODEL



M3 J4A

FARNBOROUGH
AIRPORT & TOWN
CENTRE

A327 SUMMIT AVENUE

APOLLO RISE

ARMSTRONG MALL

TO BE REFURBISHED

1 SOUTHWOOD
BUSINESS PARK

ARMSTRONG MALL, FARNBOROUGH
HAMPSHIRE GU14 0NR

TO LET

7,259 sq ft

(674.40 sq m)

24 CAR PARKING SPACES



**TO BE
REFURBISHED**



**ESTABLISHED
BUSINESS /
TECH LOCATION**



**3 PHASE
POWER**



**EV
CHARGING**



**24 CAR
PARKING
SPACES**



**SEGREGATED
LOADING**



**EASY ACCESS
TO M3 J4A
& A331 BVR**



Warehouse interior from a similar unit on site

OCCUPIERS:

**EDEN VERANDAS
GEN3 SYSTEMS
WANNER INTERNATIONAL**

**PAA
ADVECO
AVI-SPL**

**AQUABILITY
RENAL SERVICES
ASANTI DATACENTRES**

BUBBLEGUM BALLOONS

KEY FEATURES

PRODUCTION/ WAREHOUSE:



20FT (6M)
EAVES HEIGHT



EXCELLENT
NATURAL LIGHTING



ALL MAINS
SERVICES



SEGREGATED
LOADING



MALE &
FEMALES WCs

OFFICES:



CARPETING



PERIMETER
TRUNKING



SUSPENDED
CEILINGS



LED INTEGRAL
LIGHTING



AIR CONDITIONING
& GAS FIRED
HEATING

LOCATION

Southwood Business Park is accessed from the A327 Summit Avenue, and strategically located within a mile of the M3 Motorway (Junction 4a). The town centre, Farnborough Airport, and main line rail station are within easy access.

- Fast rail service from Farnborough station to London (Waterloo) 36 mins
- Morrisons Supermarket & Petrol Filling Station, and Nuffield Fitness & Wellbeing Gym close by
- Regular Bus Service to Farnborough Town Centre and station
- BMW UK HQ at Southwood



Office interior from a similar unit on site

9 SOUTHWOOD BUSINESS PARK

ARMSTRONG MALL
FARNBOROUGH
HAMPSHIRE GU14 0NR



ACCOMMODATION (GROSS INTERNAL AREA)

	SQ M	SQ FT
Ground Floor		
Warehouse/Industrial	338.50	3,644
Offices & Ancillary	127.70	1,374
First Floor		
Offices	208.20	2,241
TOTAL	674.40	7,259

TERMS

Rent upon application exclusive of rates, estate charge, insurance & VAT.

Property Misdescriptions Act 1991 / Misrepresentation Act, 1967.

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VIEWING & FURTHER INFORMATION

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