

# Building A8

1,193 - 33,622 sq ft available to let



Building A8 is ideal for companies seeking larger office, laboratory, or R&D space. Designed to accommodate the needs of both growing and established businesses, A8 offers high quality accommodation within a secure business environment known for its strong presence in the defence, aviation, and high-tech sectors.

A8 is particularly well suited to organisations requiring flexible space, with the option to tailor layouts to meet specific operational needs.

A comprehensive refurbishment of the units and common areas is due to complete in Q2 2026.



## SPECIFICATION

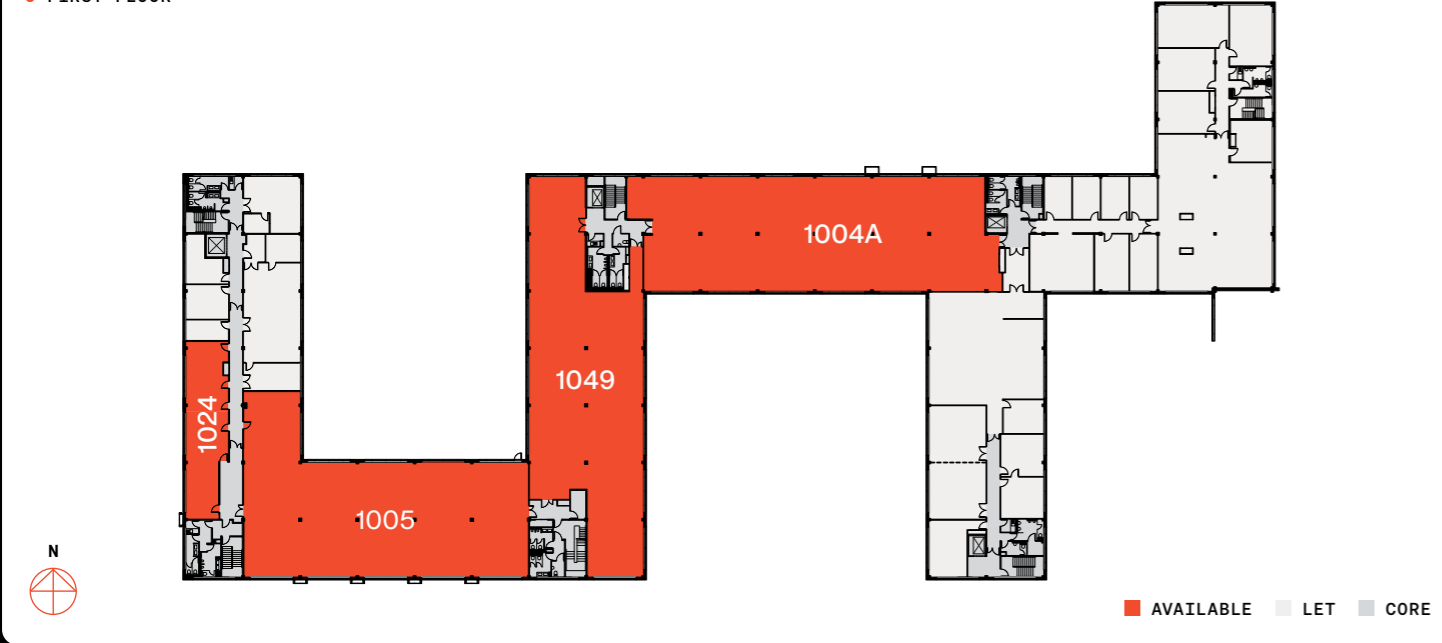
- New suspended ceiling with LED lighting
- Typical slab to slab 3.20m
- New air conditioning
- Raised access to floor with 210mm void
- Dry laboratory units on first floor
- Targeting EPC B
- Car Parking Ratio of 1:330 sq ft

AVAILABILITY

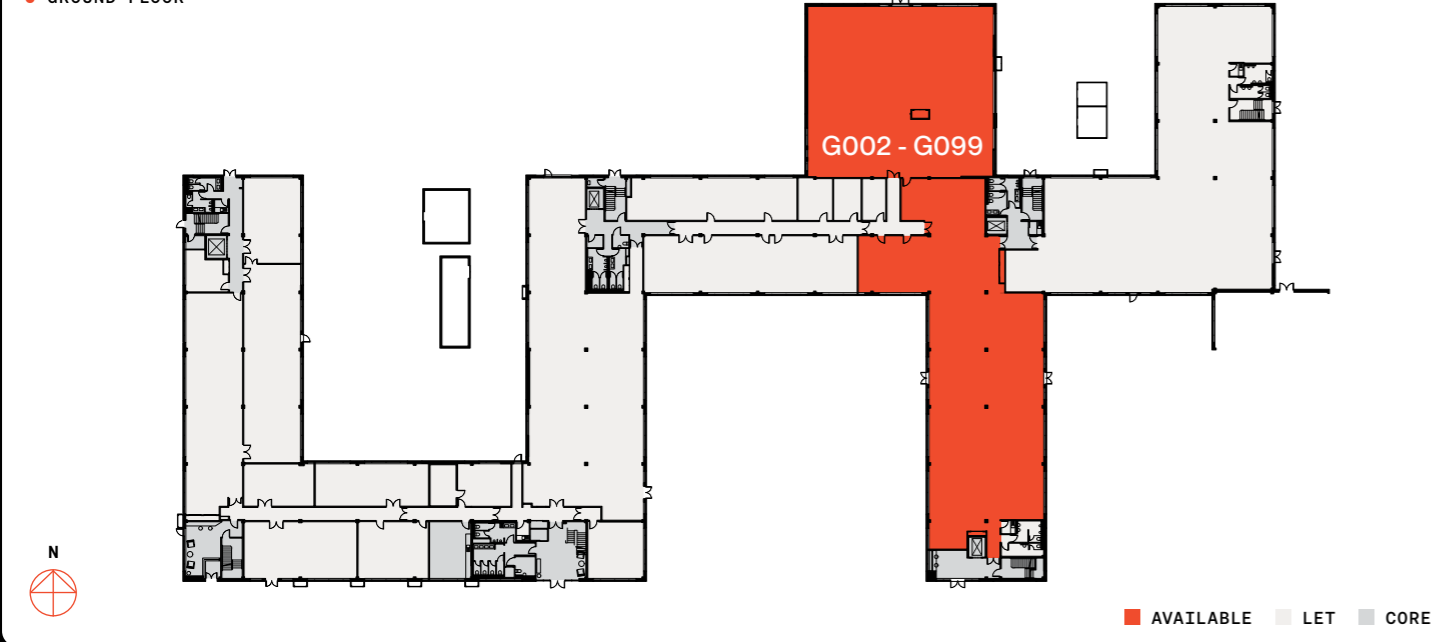
FLOOR	UNIT	SQ FT	TYPE
First	1024	1,193	Office with goods lift
First	1005	6,188	Office with goods lift
First	1049	5,929	Office
First	1004A	6,960	Office
Ground	G002 - G099	13,342	Office with lab



FIRST FLOOR



GROUND FLOOR



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

**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**

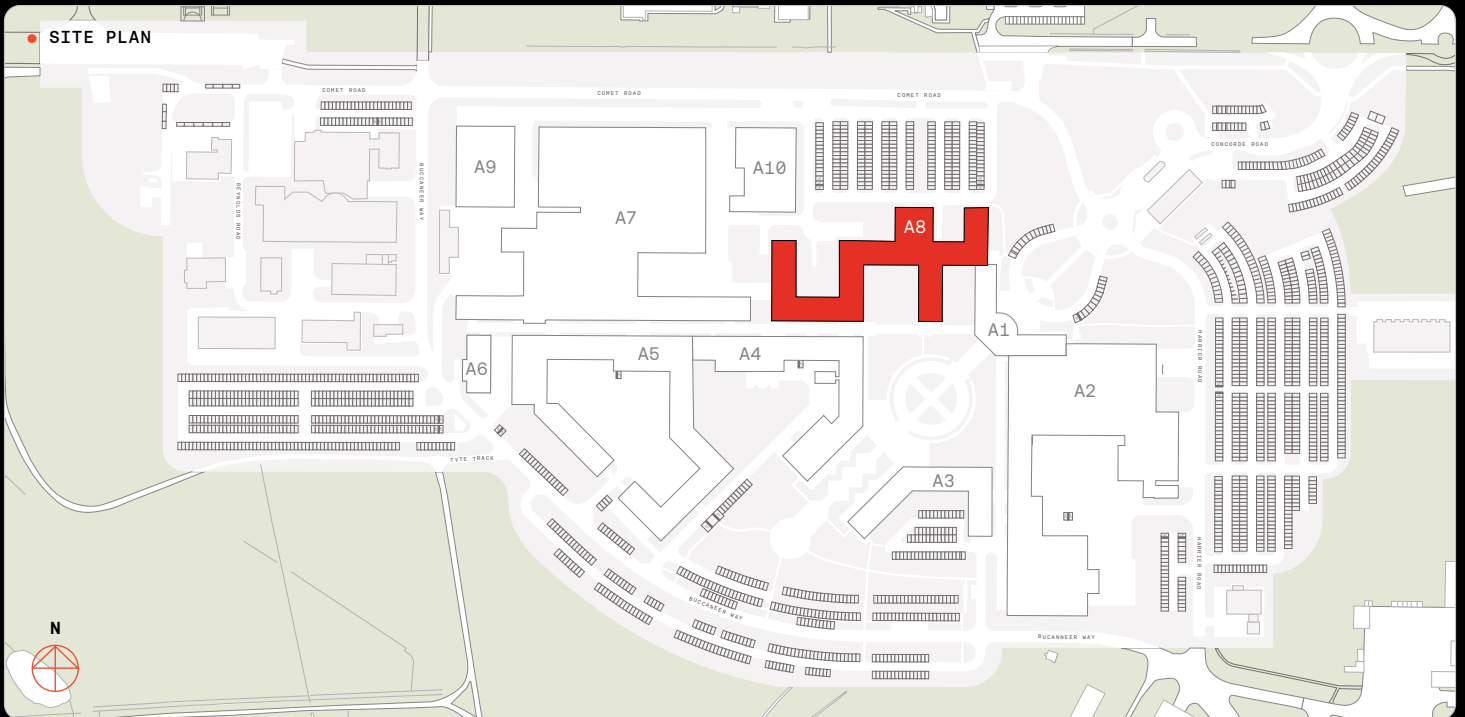


WOKING	9 MINUTES
GUILDFORD	17 MINUTES
BASINGSTOKE	17 MINUTES
READING	27 MINUTES
LONDON WATERLOO	35 MINUTES

**By air**



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



**CONTACT**

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