



# AURORA PARK

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## Farnham

WATER LANE • FARNHAM • GU9 9NJ

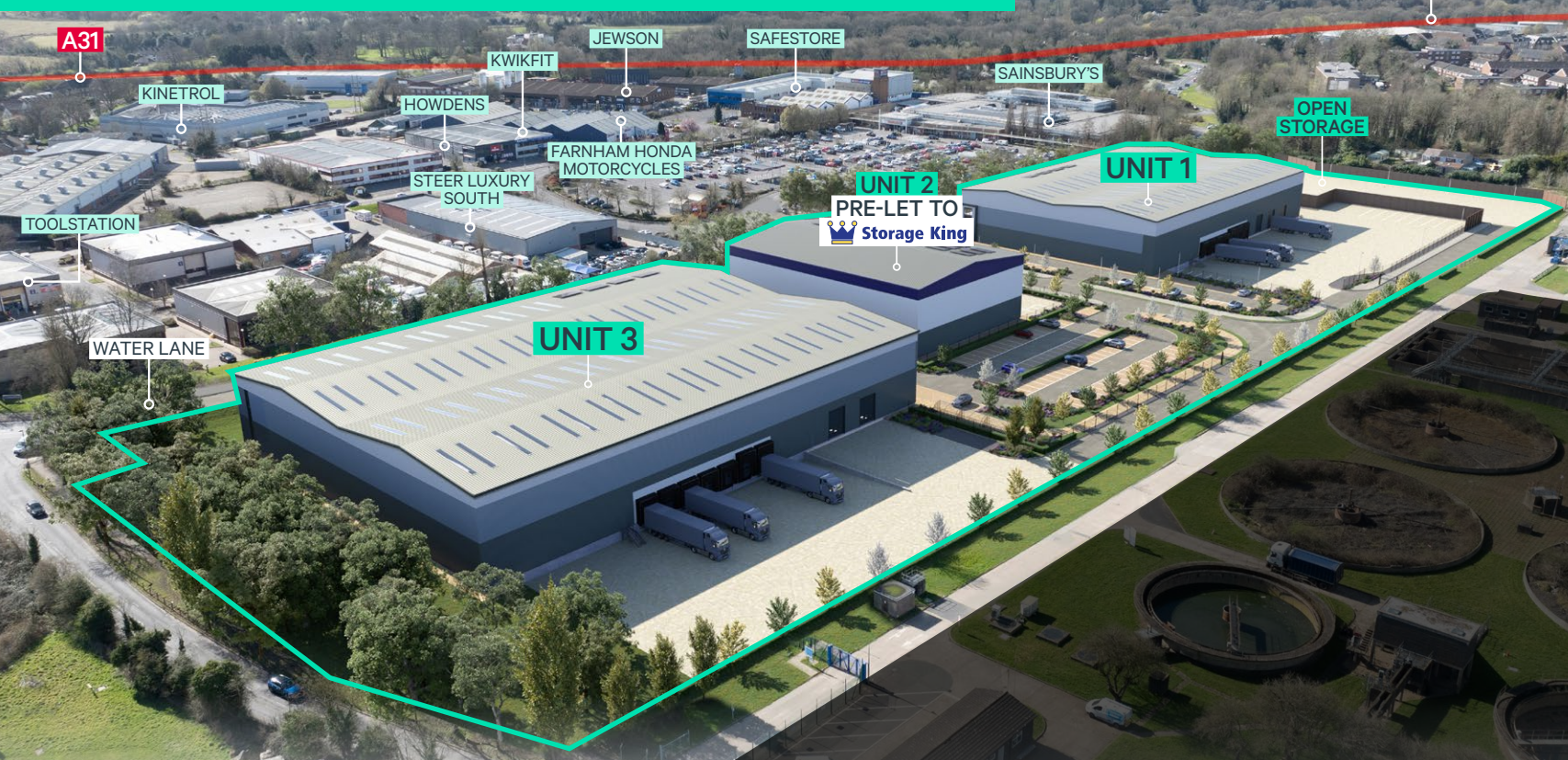
New industrial  
/ warehouse units  
**62,722 & 74,379 sq ft**  
Plus 1.86 acres of open storage



**TO LET**

**AVAILABLE Q2 2027**

# Description.



Aurora Park Farnham is strategically located 0.3 miles from the A31, which leads directly to the A3 (7.1 miles), providing access to Central London and the South Coast. This high specification development also benefits from being located 8.4 miles from Junction 4 of the M3 and 17.5 miles from the M25 (Junction 10).

- The scheme will comprise 2 industrial/warehouse units of 62,722 & 74,379 sq ft, plus 1.86 acres of open storage land.
- Both units will have dedicated secure yards, car parking and grade A offices.
- The units will aim to achieve market leading sustainability credentials, targeting EPC A and BREEAM 'Excellent'.



**Excellent connectivity**  
via A31 & M3



**1hr 18 min drive**  
to Central London



**590,000**  
people within  
30 minute drive



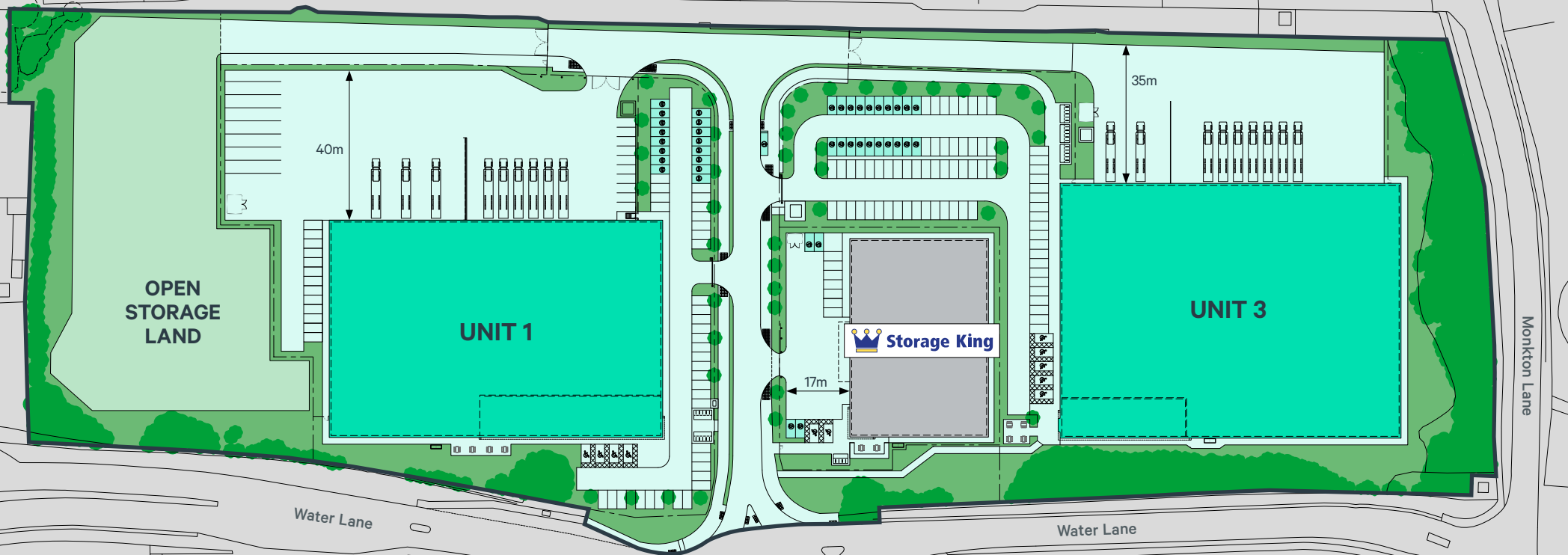
**369,000**  
working age population  
within 30 minute drive



**256,000 skilled employees**  
within 30 minute drive



# Accommodation.



All areas are on a GEA (Gross External Area) sq ft basis.

Unit	Warehouse	Offices	Total (sq ft)	Open Storage Land
1	55,585	7,137	62,722	1.86 acres
3	66,629	7,750	74,379	

# Unit 1.

ACCOMMODATION	SQ FT (GEA)	SQ M (GEA)
Warehouse	55,585	5,164
Offices - First Floor	7,137	663
<b>TOTAL</b>	<b>62,722</b>	<b>5,827</b>



**12m** clear  
internal height




**6 dock level**  
loading doors



**3 ground level**  
loading doors



**40m**  
yard depth



**79 car parking**  
spaces



**8 HGV**  
parking spaces



**Grade A**  
offices



**50kN sq m**  
floor loading



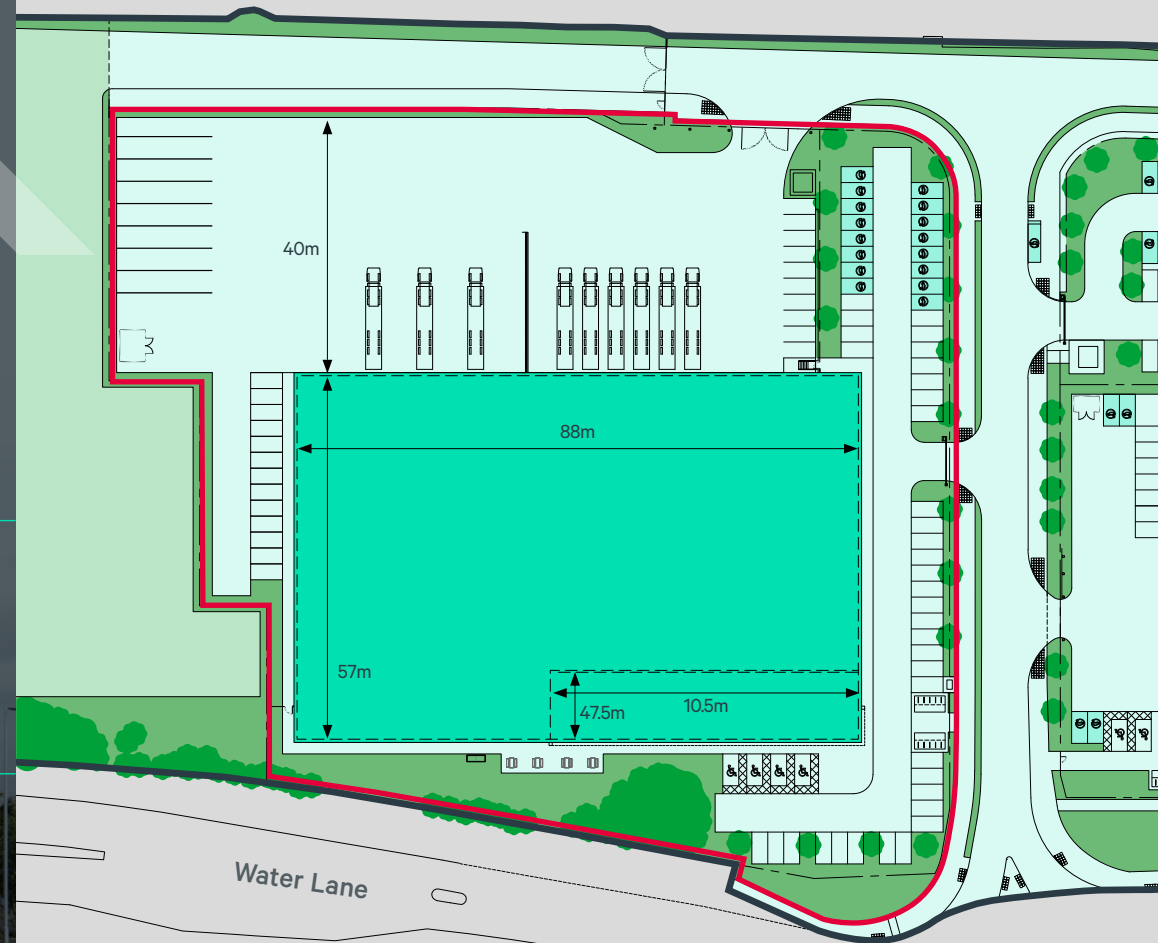
**800kVA**  
onsite



**12 year**  
collateral warranty



**Secure**  
yard



# 62,722 SQ FT

Internal dimensions are approximate



# Unit 1.

## A SUSTAINABLE LOCATION

We strongly believe that if we all make meaningful, incremental improvements to everything we do, then together we can lead to lasting, positive environmental and social change. We're deeply committed to minimising our impacts on the environment whilst also maximising our positive impact on society.

Aurora Park Farnham is designed with long-term sustainability in mind, to help your business reduce costs and carbon emissions during occupation, as well as providing wellbeing benefits to your employees.

## GREEN INITIATIVES INCLUDE:



Targeting EPC  
**A rating**



Target BREEAM  
**'Excellent'**



**16 EV charging** spaces



Secure  
**bicycle storage**



**Amenity**  
area



**PV roof panels**  
Contributing over 10% of energy demand and saving 1,500 kg CO<sub>2</sub>/pa

# Unit 3.

ACCOMMODATION	SQ FT (GEA)	SQ M (GEA)
Warehouse	66,629	6,190
Offices - First Floor	3,875	360
Offices - Second Floor	3,875	360
<b>TOTAL</b>	<b>74,379</b>	<b>6,910</b>



**12m** clear  
internal height



**7 dock level**  
loading doors



**2 ground level**  
loading doors



**35m**  
yard depth



**95 car parking**  
spaces



**Secure**  
yard



**Grade A**  
offices



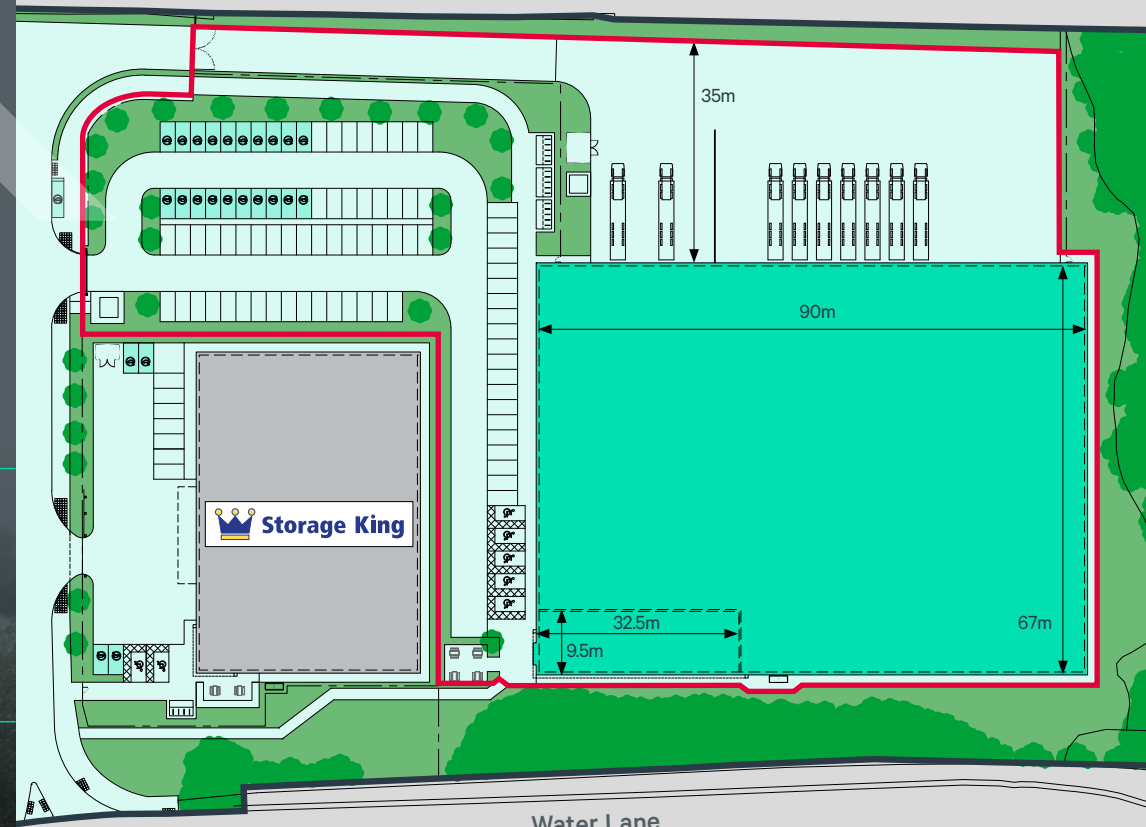
**50kN sq m**  
floor loading



**800kVA** onsite



**12 year** collateral  
warranty available



Water Lane

# 74,379 SQ FT

Internal dimensions are approximate



# Unit 3.

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**Amenity**  
area




**PV roof panels**  
Contributing over 10% of energy demand and saving 1,500 kg CO<sub>2</sub>pa


# Location.


 [Click here to view Google Maps](#)


 **What3Words**  
///bags.speaks.zest

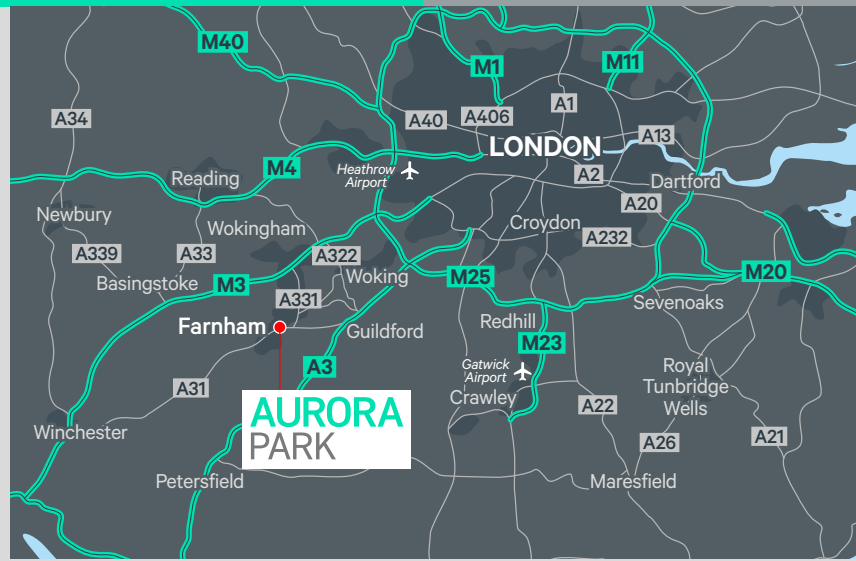
## Drivetimes.

		Miles	Drivetime
	<b>A31</b>	0.3	1 min
	<b>A3</b>	7.1	9 mins
	<b>M3 (J4)</b>	8.1	11 mins
	<b>M25 (J10)</b>	17.5	20 mins

		Miles	Drivetime
	<b>Heathrow Cargo Gate</b>	28.3	35 mins
	<b>Gatwick Cargo Gate</b>	38	1 hr 3 mins

		Miles	Drivetime
	<b>Farnham Station</b>	1.4	5 mins
	55 minute direct train to London Waterloo		
	23 minute direct train to Guildford		

		Ft/Miles	Drivetime
	<b>Sainsbury's (inc. PFS)</b>	400 ft	1 min
	<b>David Lloyd</b>	0.3	1 min
	<b>Premier Inn</b>	0.5	2 mins
	<b>Health Centre</b>	0.9	4 mins
	<b>Farnham Town Centre</b>	1.5	6 mins



## Contact.

For further information or to arrange a viewing please contact the agents:

**Dominic Whitfield**  
07870 555 936  
dwhitfield@savills.com

**Natasha Ryan**  
07812 760 310  
natasha.ryan@savills.com

**Nick Hardie**  
07732 473 357  
nick.hardie@hollishockley.co.uk

**Freddie Chandler**  
07935 769 627  
freddie.chandler@hollishockley.co.uk



[auroraparks.co.uk/farnham](http://auroraparks.co.uk/farnham)

A DEVELOPMENT BY:

**Hines**



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