

# **AURORA** PARK

## Farnham

WATER LANE • FARNHAM • GU9 9NJ

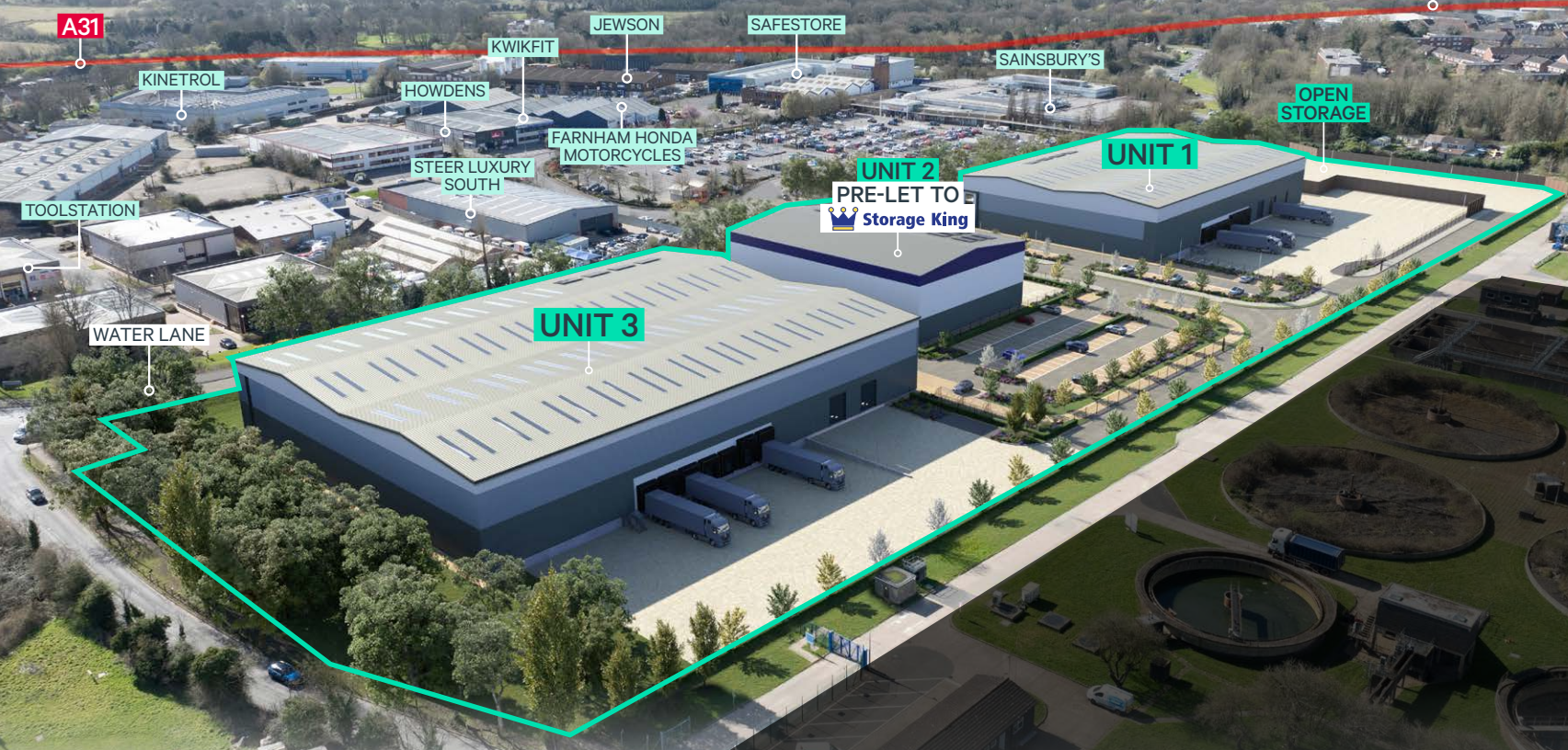
New industrial  
/ warehouse units  
**62,722 & 74,379 sq ft**  
Plus 1.38 acres of open storage



**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 1.38 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



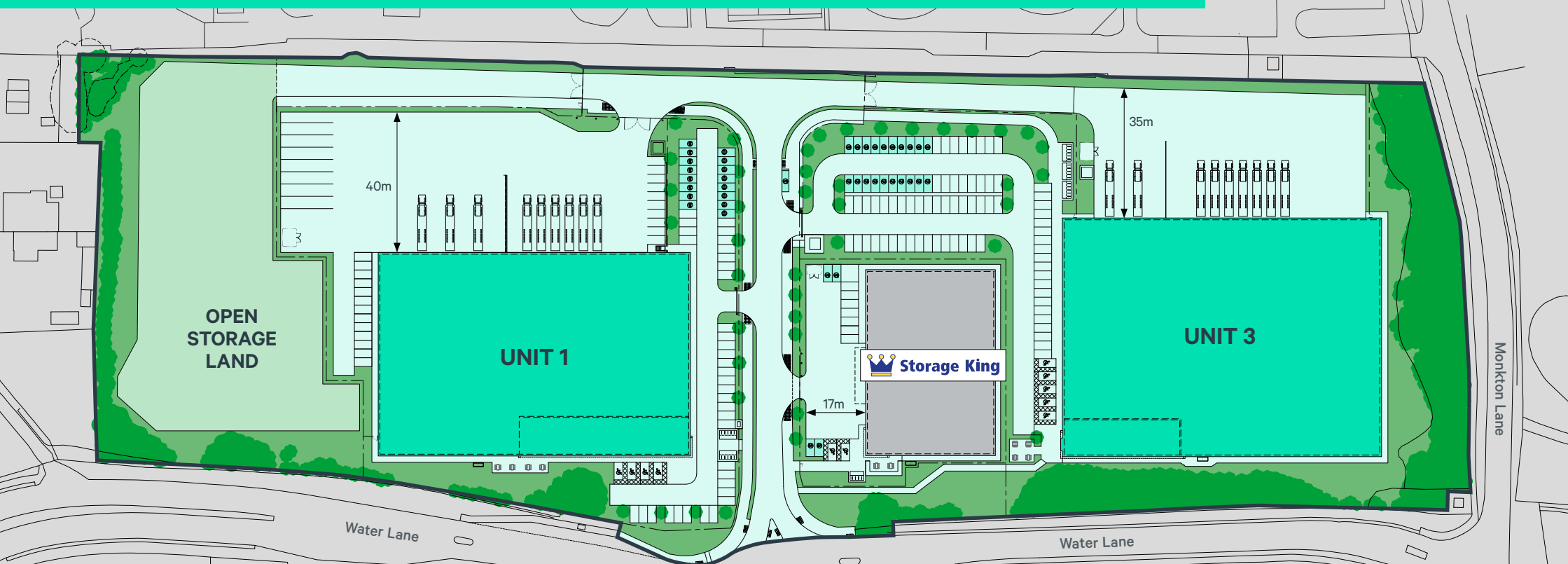
**369,000**  
working age population  
within 30 minute drive



**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        | 1.38 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

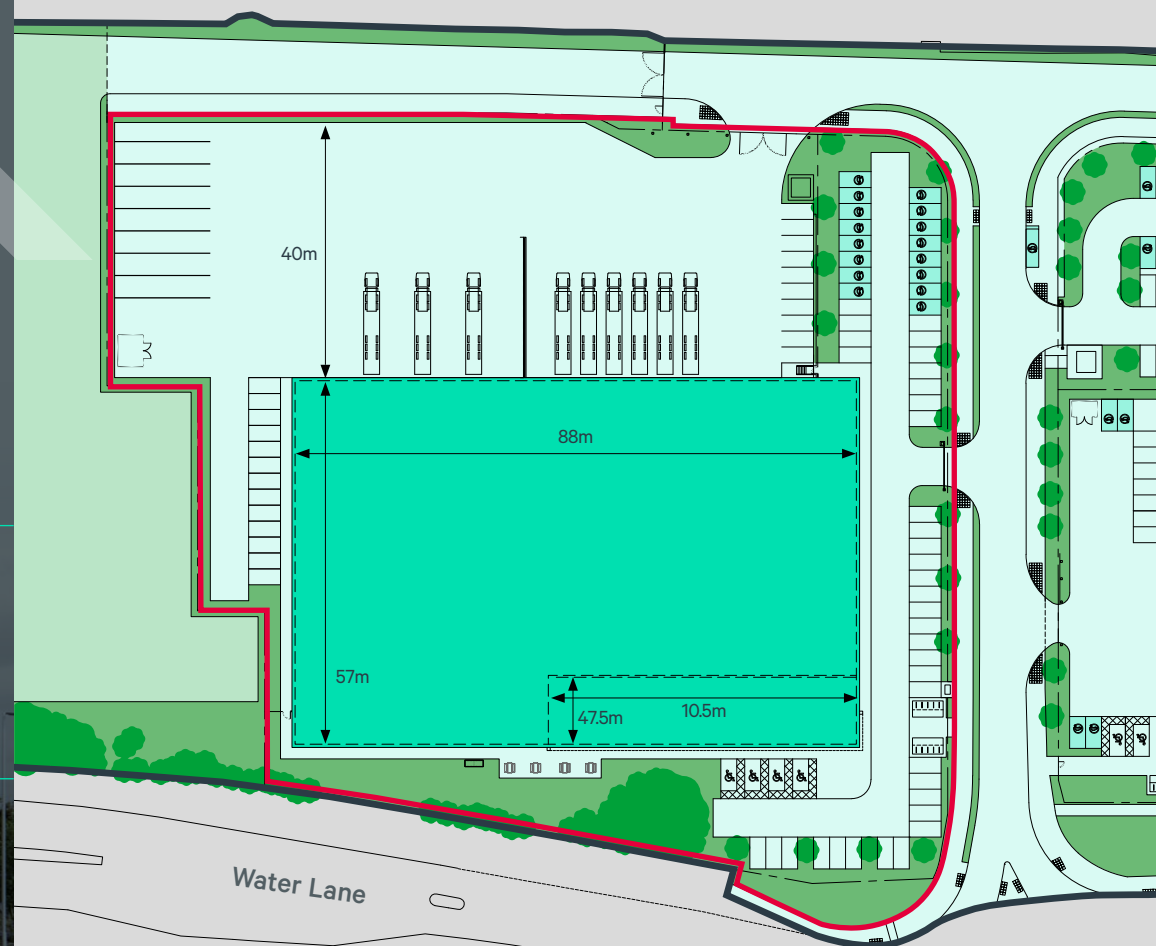
  
**Grade A**  
offices

  
**50kN sq m**  
floor loading

  
**1MVA**  
on site

  
**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



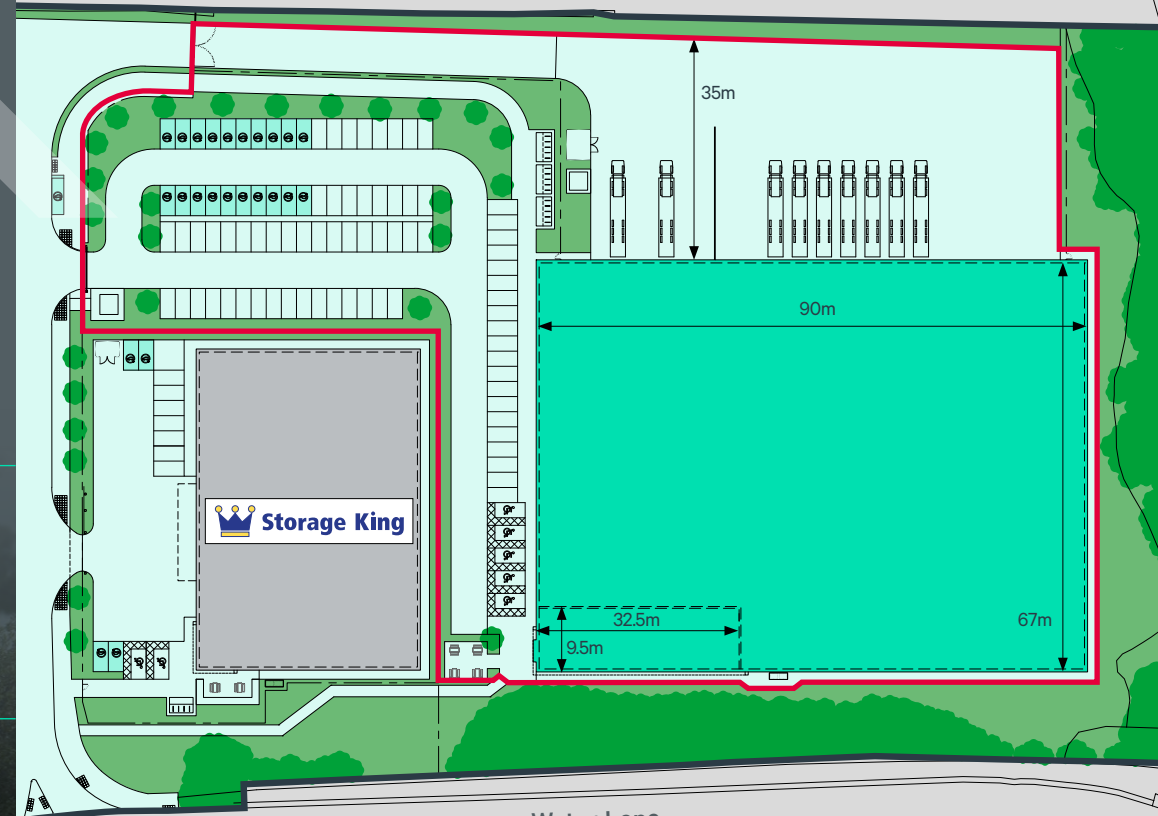
**50kN sq m**  
floor loading



**1MVA** on site



**12 year** collateral  
warranty available



# 74,379 SQFT

Internal dimensions are approximate



# Unit 3.

## 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'**



**20 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

# Location.



Click here to view  
Google Maps



What3Words  
///bags.speaks.zest

## Drivetimes.

| ROAD |           |       |           |
|------|-----------|-------|-----------|
|      |           | Miles | Drivetime |
|      | A31       | 0.3   | 1 min     |
|      | A3        | 7.1   | 9 mins    |
|      | M3 (J4)   | 8.1   | 11 mins   |
|      | M25 (J10) | 17.5  | 20 mins   |



| AIRPORT |                     |       |                |
|---------|---------------------|-------|----------------|
|         |                     | Miles | Drivetime      |
|         | Heathrow Cargo Gate | 28.3  | 35 mins        |
|         | Gatwick Cargo Gate  | 38    | 1 hr<br>3 mins |



| RAIL |                                           |       |           |
|------|-------------------------------------------|-------|-----------|
|      |                                           | Miles | Drivetime |
|      | Farnham Station                           | 1.4   | 5 mins    |
|      | 55 minute direct train to London Waterloo |       |           |
|      | 23 minute direct train to Guildford       |       |           |



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



## Contact.

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

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**HOLLIS  
HOCKLEY**

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

A DEVELOPMENT BY:

**Hines**



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