

Development, Land, Open Storage FOR SALE

**HOLLIS
HOCKLEY**

RARE OPPORTUNITY



Site Ap1, Farnborough Aerospace Centre, Farnborough, GU14 6UU

Approx 1/4 acre plot of land for potential office / industrial development

Summary

Tenure	For Sale
Available Size	11,240 sq ft / 1,044.23 sq m
Price	£600,000 Offers in the region of
EPC Rating	Upon Enquiry

Key Points

- Business park location
- Flexible potential for office and industrial
- Existing income from current car parking
- Rare development opportunity
- Multiple facilities on Business Park

Site Ap1, Farnborough Aerospace Centre, Farnborough, GU14 6UU

DESCRIPTION

The subject site occupies a prominent position on Farnborough Aerospace Centre, immediately opposite the Nimbus industrial scheme, and adjacent to the Cirrus office scheme. The new Voyager industrial development is located adjacent, new occupiers of which include Airbus and Harris Systems.

There are multiple facilities available on Farnborough Aerospace Centre which include restaurant, Starbucks coffee bar, fitness centre, cashpoint facility, Avis Car Hire office etc. All of these facilities are within a short walk.

The site is ideally suited to office or industrial development, subject to planning.

A proposed scheme for 9,460 sq ft (two-storey high tech) has been prepared, and the plans of this can be provided, although a planning application was not formally submitted.

The site has the benefit of good quality fencing and surfacing, and currently obtains an income of £9,600 per annum plus VAT for short term car parking, which can potentially continue until vacant occupation is required.

LOCATION

Site AP1 is located on the Farnborough Aerospace Centre, a vibrant and significant business park location comprising large office suites and industrial units on the site. On site facilities include a restaurant, fitness centre, car hire office and Starbucks Cafe. The Aerospace Centre is situated close to the A331 giving access to the A3 and J4 of the M3. Its position next to Farnborough Airport (private charter) and close proximity to Heathrow and Gatwick airports. The Farnborough and North Camp stations are located close by, which provide frequent connections to London Waterloo, Reading and Guildford.

ACCOMMODATION

Description	Sq ft	Sq m	Availability
Land	11,240	1,044.23	Sold

ADDITIONAL INFORMATION

Please note that the purchase price is subject to VAT.
The site is being sold on a straight contractual basis.

LEGAL COSTS

Each party to pay its own legal costs incurred in the transaction.



Viewing & Further Information

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