



### Building A2 (Room G104-G114)

Cody Technology Park, Ively Road, Farnborough, GU14 0LX

Unique industrial building  
with large covered storage  
area

12,054 sq ft  
(1,119.85 sq m)

- Suitable for a multitude of uses including light industrial, R&D, Storage etc
- High security campus
- Excellent on site parking
- Crane (10 tonnes)
- 3 phase electricity
- Unrivalled amenities - gym, restaurant, cafe, lecture theatre etc

## Summary

Available Size	12,054 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	The service charge covers all common part expenditure including external and common part building repairs, landscaping, security, cleaning of the common areas, provision of the amenities etc. Further details on application.
EPC Rating	Upon enquiry

## Description

The available accommodation comprises a range of industrial and workshop areas with ancillary offices and a covered storage area. The larger industrial area benefits from having its own 10 tonne crane insitu.

The covered secure storage area totals approximately 5,620 sq ft.

## Location

The Cody Technology Park comprises approximately 1.3 million sq.ft. of buildings on a site totalling approximately 183 hectares with a wide variety of buildings ranging from high quality offices, laboratory and R&D space, warehouse, industrial and open storage.

Cody Technology Park is a unique business campus in the M3 area, having a scale, amenity offer and technological bias unrivalled by other business destinations. Cody Technology Park will appeal to international companies looking for a UK base and small/medium sized companies looking for secure premises to grow and develop.

Cody Technology Park is located on the outskirts of Farnborough, adjacent to the Farnborough Airport. Access to the motorway network is excellent via Junction 4A of the M3, approximately 1.5 miles providing a link into Central London, the M25 and the South.

Rail services are via Farnborough mainline station with frequent journeys to London (approx 35 minutes) and the South Coast. There is a subsidised private bus service from the Park to Farnborough mainline railway station.

## Terms

The building is available on the basis of a new lease tailored to suit specific requirements. Further details on application.

## On site Amenities

The extensive on site amenities include restaurant, coffee shop, gym, subsidised bus link to Farnborough mainline railway station, lecture theatre, conference centre, landscaped grounds, SSSI nature reserve, sports club, creche and 24 hour security.

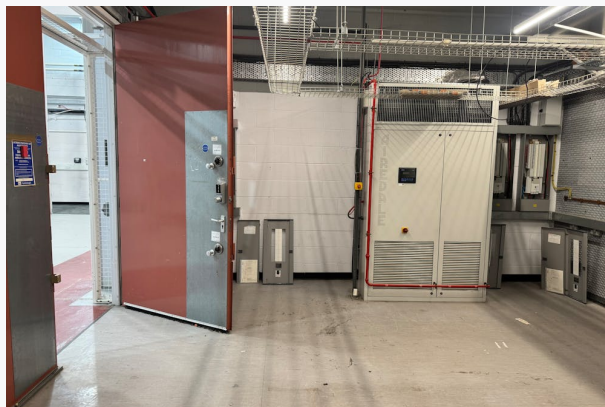
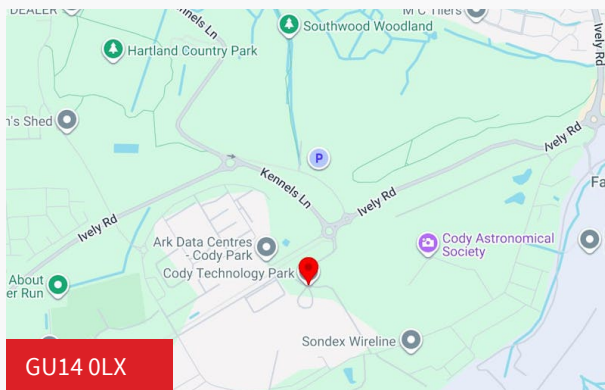
## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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