



Building 301A, Armstrong Way, Farnborough, Hants GU14 0LP

**TO LET**

Former nursery premises suitable for a range of Class E uses

**12,302 Sq Ft  
(1,143 Sq M)**

## DESCRIPTION

The property is a former children's day nursery which benefits from generous outside space and ample parking in a highly accessible yet secluded location. The single storey building is currently configured as a children's day nursery with 12 rooms all with their own access to outside space. The building also provides WCs (including children's), store rooms, kitchen, milk prep, staff room & admin offices.

The property is suitable for a variety of uses with Class E and is available on a new lease for a term to be agreed.

- ✓ Former children's nursery site
- ✓ Extensive outside space
- ✓ Excellent car parking
- ✓ Single storey building



## LOCATION

The property is located in a secluded location on the south western fringe of Cody technology Park, with access off the A323 onto Old Ively Road. The property is situated 3.5 miles from junction 4a of M3, 2.5 miles from Fleet train station & 4 miles from Farnborough town centre.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>12,302</b>	<b>1,143</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

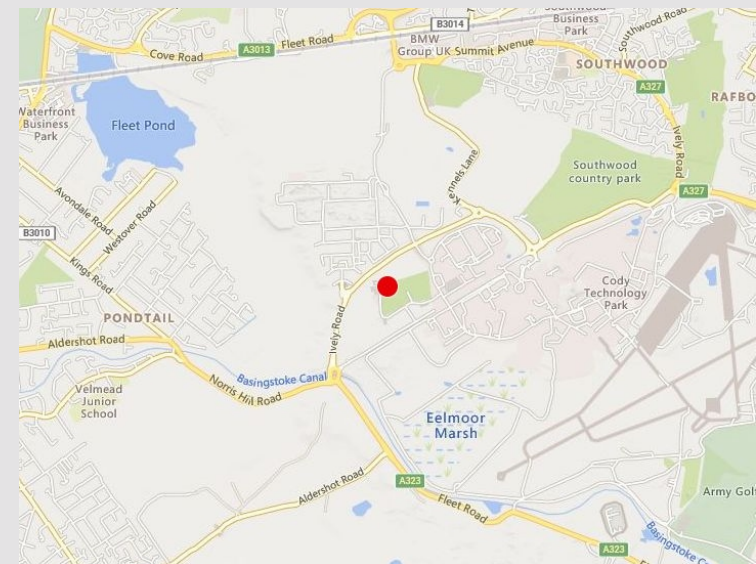
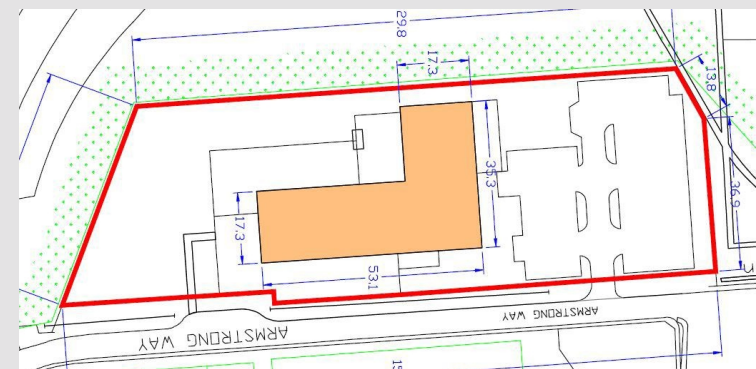
Rateable Value (2023) - £127,000

Rates Payable (2024/25) - £69,342 based on standard multiplier of 54.9p in the £

## TERMS

The property is available on a new FRI lease for a term to be agreed.

**EPC** EPC - C (61)



<http://www.codytechnologypark.com/index.html>

[lsh.co.uk](http://lsh.co.uk)

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Regulated by RICS 17-Jun-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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