

TO LET



CODY
TECHNOLOGY
PARK

BUILDING A3

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

HIGH QUALITY FULLY FITTED OFFICES
SECURE CAMPUS

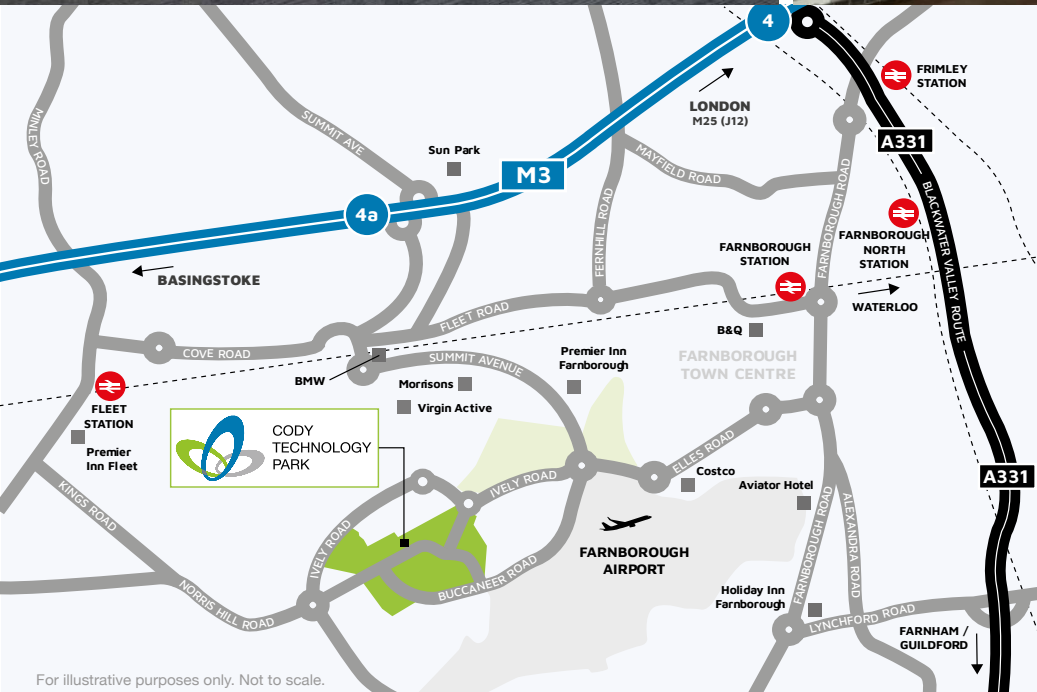
16,460 to 33,421 sq ft (1,529.18 to 3,104.91 sq m)

- ▶ Unique campus environment
- ▶ Proud history of innovation & pushing boundaries of new technology
- ▶ Building A3 is a self contained two storey building
- ▶ Fully fitted to provide mainly open plan space with a number of offices, meeting rooms and kitchen/breakout spaces





Example of refurbished space on the park



For illustrative purposes only. Not to scale.

The Cody Technology Park comprises approximately 1.3 million sq ft of buildings on a site totalling c.183 hectares.

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.

LOCATION

Cody Technology Park is very well located midway between the prosperous towns of Farnborough and Fleet. Direct access to junction 4a of the M3 motorway provides fast links to the M25 (approx 15 miles), London and the other motorway networks.

London Heathrow (26 miles) and Gatwick (47 miles) airports are both easily accessible and the private business jet services at Farnborough airport are located directly next door. London Waterloo is approximately 37 minutes by train via the mainline service at Farnborough station which is linked to the Park by a subsidised bus service.



**Lambert
Smith
Hampton**
01483 538 181

THE SPACE

Ground floor 16,460 sq ft (1,529.18 sq m)
1st floor 16,961 sq ft (1,575.73 sq m)
Total 33,421 sq ft (3,104.91 sq m)
(Net internal floor area)

THE FACILITIES

- ▶ Excellent onsite parking (1:300 SQ FT)
- ▶ High security technology park
- ▶ On site restaurant, coffee shop, 24hr gym and conference centre
- ▶ Fully accessible raised floors
- ▶ Air handling
- ▶ Open plan floor plates
- ▶ Passenger lifts
- ▶ Shower facilities
- ▶ Excellent natural light
- ▶ Suspended ceilings with recessed lighting
- ▶ Male and female WCs on each floor

TERMS

A new lease is available for a term to be agreed. The rent is exclusive of business rates, building insurance, service & estate charge, VAT and all other outgoings.

CONTACT

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