

INDICATIVE CGI



SOUTHWOOD BUSINESS PARK | APOLLO RISE
FARNBOROUGH GU14 0GT



TO LET

40,740 SQ FT (3,784.9 SQ M)

INDUSTRIAL / WAREHOUSE UNIT



TO BE COMPREHENSIVELY
REFURBISHED THROUGHOUT

AERO 40

DESCRIPTION

Aero 40 is a detached HQ industrial/warehouse facility located on a self contained site. The unit, of steel portal frame construction with two storey ancillary offices to the front, is to be comprehensively refurbished throughout.

Following refurbishment the unit will benefit from 4 electric level access loading doors, new LED lights throughout, new welfare facilities, Grade A offices, 9m eaves and a large 38m deep secure yard.

Externally the unit provides for 58 car parking spaces.

ACCOMMODATION

The accommodation comprises of the following:

	SQ FT	SQ M
First Floor Office	5,050	469.2
Ground Floor Office	5,097	473.5
Warehouse	30,593	2,842.2
TOTAL GIA (Approx.)	40,740	3,784.9

LEASE TERM

A full repairing and insuring lease for a term to be agreed.

ANTI MONEY LAUNDERING

All Anti Money Laundering regulations will be undertaken.

LEGAL COSTS/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged at the prevailing rate.

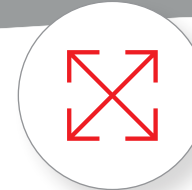
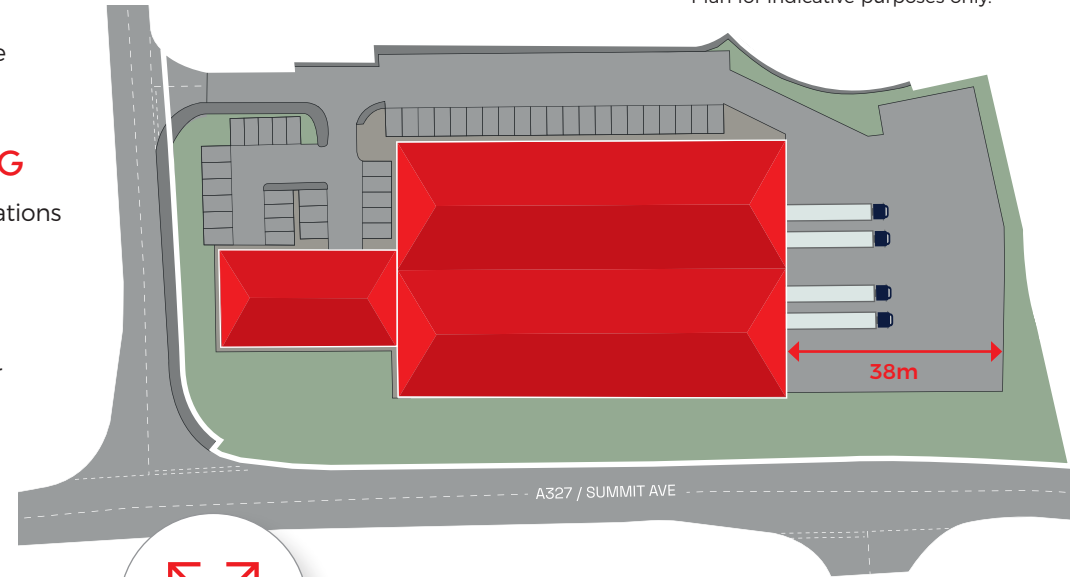
EPC

Rating C (57).

RENT

Upon application.

Plan for indicative purposes only.



YARD DEPTH 38M



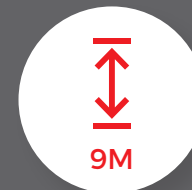
PROMINENT LOCATION



ONLY 1.3 MILES TO J4A / M3



SECURE FENCED YARD AREA



WAREHOUSE EAVES HEIGHT APPROX. 9M



SEPARATE MALE & FEMALE SHOWER FACILITIES



58 CAR PARKING SPACES



POWER SUPPLY 350KVA



50KN / SQ M FLOOR LOADING

THE UNIT BENEFITS FROM THE FOLLOWING:

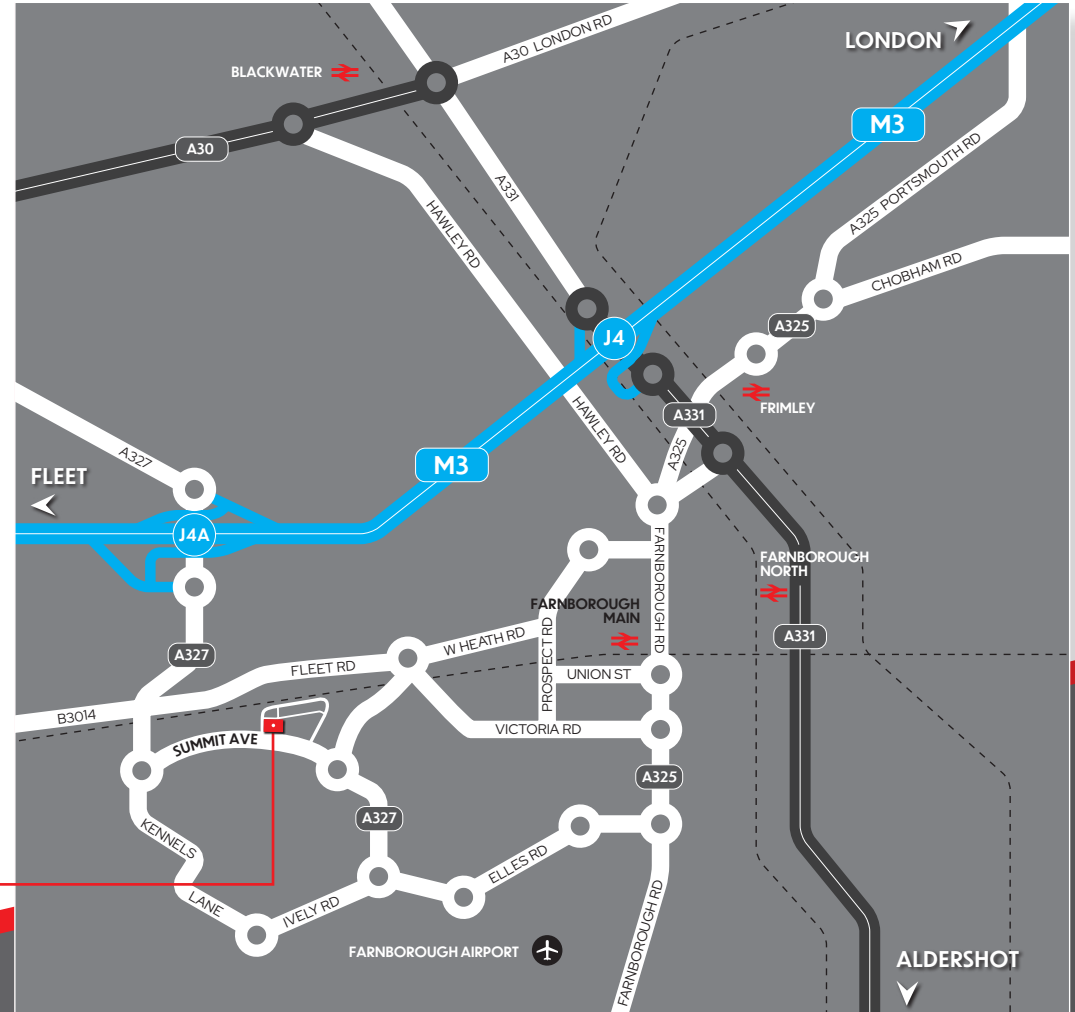


LOCATION

Farnborough is an established commercial town, and one of the major business locations along the M3 corridor. The property is situated in a prime position, just off the A327. Junction 4A of the M3 is 1.3 miles away, which provides swift and easy access to London,

the South Coast and both Heathrow and Gatwick Airports. Farnborough benefits from a mainline railway station with a high speed direct link to London (Waterloo 34 minutes) and an extensively refurbished town centre shopping scheme. Farnborough is also

well known for its private charter airfield and of course the internationally renowned Farnborough Air Show. There is a large Morrisons superstore, petrol station, pub, restaurants, country park and a Virgin Active gym in close walking distance.



HGV DRIVE TIMES

Location	Distance (miles)	Drive Time (mins)
M3, J4A	1.8	4
M3, J4	3.7	7
Basingstoke	15.8	20
Heathrow Airport	21.2	25
Reading	19.1	40
Gatwick Airport	46.6	45
Central London	37.8	50
Southampton	44.5	60



SOUTHWOOD BUSINESS PARK
 APOLLORISE, FARNBOROUGH
SAT NAV: GU14 0GT

VIEWING AND FURTHER INFORMATION

Strictly by appointment only via the joint agents:

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2023.