

# S O U T H W O O D

B U S I N E S S P A R K

Armstrong Mall, Farnborough, Hampshire GU14 0NR

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

15  
12,627 sq ft - TO LET



12,627 sq ft / 1,173 sq m (additional mezzanine 1,770 sq ft/164 sq m)

PRODUCTION / WAREHOUSE / R&D UNIT WITH HIGH OFFICE CONTENT

39 ON-SITE CAR PARKING SPACES/SEGREGATED LOADING

ESTABLISHED BUSINESS LOCATION

EASY ACCESS TO M3 MOTORWAY (JUNCTION 4A) WITHIN 1 MILE



## LOCATION

Southwood Business Park is situated off the A327, approximately 1 mile from the M3 motorway, junction 4a. Farnborough town centre and main line rail station are within easy access.

- > Fast rail service from Farnborough to London (Waterloo 42 mins)
- > Morrisons Superstore, petrol station, Marstons Inn and Nuffield Fitness Gym within walking distance
- > Regular bus service to Farnborough town centre
- > BMW HQ at Southwood Business Park



## SOUTHWOOD

BUSINESS PARK



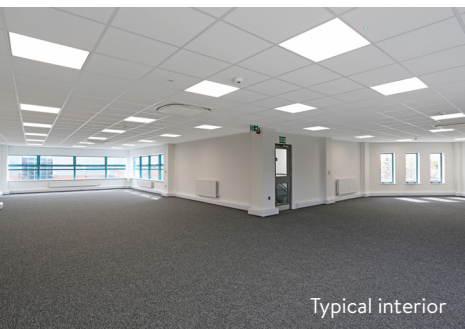
## FEATURES

### OFFICE:

- > Carpeting
- > Perimeter trunking
- > Suspended ceilings
- > Integral LED lighting
- > Gas fired central heating

### WAREHOUSE:

- > 20ft (6m) eaves height
- > Excellent natural lighting
- > All mains services
- > Segregated loading
- > Male & Female WCs
- > Mezzanine goods lift



## AREAS

<b>Ground Floor</b>	
Production/Warehouse	7,403 sq ft
Offices & Ancillary	2,449 sq ft
<b>1st Floor</b>	
Storage, Offices & Ancillary	2,775 sq ft
<b>Total Area GIA</b>	<b>12,627 sq ft</b>
Additional Mezzanine	1,770 sq ft
39 car parking spaces	

## TERMS

Available on a new lease. Rent upon application.

## CONTACT

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# 15



Typical warehouse interior