

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



# 15 SOUTHWOOD BUSINESS PARK

ARMSTRONG MALL, FARNBOROUGH  
HAMPSHIRE GU14 0NR

## TO LET

12,627 sq ft  
(1,173.1 sq m)

**39 CAR PARKING SPACES**



## LOCATION

Southwood Business Park is accessed from the A327 Summit Avenue, and strategically located within a mile of the M3 Motorway (Junction 4a). The town centre, Farnborough Airport, and main line rail station are within easy access.

- Fast rail service from Farnborough station to London (Waterloo) 36 mins
- Morrisons Supermarket & Petrol Filling Station, and Nuffield Fitness & Wellbeing Gym close by
- Regular Bus Service to Farnborough Town Centre and station
- BMW UK HQ at Southwood



ESTABLISHED  
BUSINESS /  
TECH LOCATION



3 PHASE  
POWER



EV  
CHARGING



39 CAR  
PARKING  
SPACES



SEGREGATED  
LOADING



EASY ACCESS  
TO M3 J4A  
& A331 BVR

  
**MARSTON'S**  
THE SARSEN STONES  
PUB & RESTAURANT

  
**Morrisons**  
SUPERMARKET  
AND FUEL STATION

  
**Nuffield  
Health**

**YODEL**



## OCCUPIERS:

EDEN VERANDAS  
GEN3 SYSTEMS  
WANNER INTERNATIONAL

PAA  
ADVECO  
AVI-SPL

AQUABILITY  
RENAL SERVICES  
ASANTI DATACENTRES

BUBBLEGUM BALLOONS



## KEY FEATURES

PRODUCTION/  
WAREHOUSE:



20FT (6M)  
EAVES HEIGHT



EXCELLENT  
NATURAL LIGHTING



ALL MAINS  
SERVICES



SEGREGATED  
LOADING



MALE &  
FEMALES WCs

OFFICES:



CARPETING



PERIMETER  
TRUNKING



SUSPENDED  
CEILINGS



LED INTEGRAL  
LIGHTING



AIR CONDITIONING  
& GAS FIRED  
HEATING



Typical warehouse interior



Typical office interior

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## ACCOMMODATION (GROSS INTERNAL AREA)

	SQ M	SQ FT
<b>Ground Floor</b>		
Production/Warehouse	687.8	7,403
Offices & Ancillary	227.5	2,449
<b>First Floor</b>		
Offices & Ancillary	257.8	2,775
<b>TOTAL</b>	<b>1,173.1</b>	<b>12,627</b>
Additional Mezzanine	164.4	1,770

## TERMS

Rent upon application exclusive of rates, estate charge, insurance & VAT.

Property Misdescriptions Act 1991 / Misrepresentation Act, 1967.

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## VIEWING & FURTHER INFORMATION

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