

HIGH OFFICE CONTENT PRODUCTION / R&D / WAREHOUSE UNIT



9&10 SOUTHWOOD BUSINESS PARK

ARMSTRONG MALL, FARNBOROUGH
HAMPSHIRE GU14 0NR

TO LET

14,448 sq ft
(1,342 sq m)

63 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



63 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



**9&10 SOUTHWOOD
BUSINESS PARK**

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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 |
|----------------------|--------------|---------------|
| Ground Floor | | |
| Production/Warehouse | 676 | 7,285 |
| Offices & Ancillary | 252 | 2,721 |
| First Floor | | |
| Offices & Ancillary | 412 | 4,442 |
| TOTAL | 1,342 | 14,448 |

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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