

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)

**42 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



42 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
<b>Ground Floor</b>		
Production/Warehouse	676	7,285
Offices & Ancillary	252	2,721
<b>First Floor</b>		
Offices & Ancillary	412	4,442
<b>TOTAL</b>	<b>1,342</b>	<b>14,448</b>

## 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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