

HIGH OFFICE CONTENT PRODUCTION / R&D / WAREHOUSE UNIT



**REFURBISHED
IMMEDIATELY
AVAILABLE**



9 SOUTHWOOD BUSINESS PARK

ARMSTRONG MALL, FARNBOROUGH
HAMPSHIRE GU14 0NR

TO LET

7,278 sq ft
(676.1 sq m)

21 CAR PARKING SPACES



**REFURBISHED
IMMEDIATELY AVAILABLE**



**ESTABLISHED
BUSINESS /
TECH LOCATION**



**3 PHASE
POWER**



**21 CAR
PARKING
SPACES**



**SEGREGATED
LOADING**



**EASY ACCESS
TO M3 J4A
& A331 BVR**



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


MARSTON'S
THE SARSEN STONES
PUB & RESTAURANT


Morrisons
SUPERMARKET
AND FUEL STATION


**Nuffield
Health**

YODEL



FARNBOROUGH
AIRPORT & TOWN
CENTRE

A327 SUMMIT AVENUE

APOLLO RISE

ARMSTRONG MALL

M3 J4A

9 SOUTHWOOD
BUSINESS PARK

ARMSTRONG MALL, FARNBOROUGH
HAMPSHIRE GU14 0NR

OCCUPIERS: GEN3 SYSTEMS
WANNER INTERNATIONAL
PAA

ADVECO
AVI-SPL
AQUABILITY

DAVITA
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



ACCOMMODATION (GROSS INTERNAL AREA)

	SQ M	SQ FT
Ground Floor		
Production/Warehouse	340.2	3,662
Offices & Ancillary	127.9	1,377
First Floor		
Offices & Ancillary	208.0	2,239
TOTAL	676.1	7,278

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

JCH
COMMERCIAL
07770 925 871
jchcommercial.co.uk

JON HOLLIS
07770 925 871
jonhollis@jchcommercial.co.uk

logix
PROPERTY
020 3855 5790
logixproperty.com

JOHN POCOCK
07766 072 273
john.pocock@logixproperty.com

BEN ROWE
07841 460 300
ben.rowe@logixproperty.com