

HIGH OFFICE CONTENT PRODUCTION / R&D / WAREHOUSE UNIT



**REFURBISHED
IMMEDIATELY
AVAILABLE**



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



**REFURBISHED
IMMEDIATELY AVAILABLE**



**ESTABLISHED
BUSINESS /
TECH LOCATION**



**3 PHASE
POWER**



**42 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



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



Unit 9



Unit 10

9&10
SOUTHWOOD
BUSINESS PARK

ARMSTRONG MALL
FARNBOROUGH
HAMPSHIRE GU14 0NR



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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