

# S O U T H W O O D

B U S I N E S S P A R K

Armstrong Mall, Farnborough, Hampshire GU14 0NR

[southwoodbusinesspark.co.uk](http://southwoodbusinesspark.co.uk)

# 10



7,170 SQ FT / 660.2 SQ M - TO LET

PRODUCTION / WAREHOUSE / R&D UNITS WITH HIGH OFFICE CONTENT

ON-SITE CAR PARKING

AN ESTABLISHED BUSINESS LOCATION

EASY ACCESS TO M3 MOTORWAY (JUNCTION 4A)



## LOCATION

Southwood Business Park is situated off the A327, approximately 1 mile from the M3 motorway, junction 4a. Farnborough town centre and main line rail station are within easy access.

- > Fast rail service from Farnborough to London (Waterloo 42 mins)
- > Morrisons Superstore & petrol filling station and Nuffield Fitness & Wellbeing Gym within walking distance
- > Regular bus service to Farnborough town centre
- > BMW have commenced occupation of their new BMW HQ, Southwood



## SOUTHWOOD

BUSINESS PARK



Typical warehouse interior

## FEATURES

### OFFICE:

- > Carpeting
- > Perimeter trunking
- > Suspended ceilings
- > Integral lighting
- > Gas fired central heating

### WAREHOUSE:

- > 20ft (6m) eaves height
- > Excellent natural lighting
- > All mains services
- > Segregated loading
- > Male & Female WCs



Typical interiors



## AREAS

<b>Ground Floor</b>	
Production/Warehouse	3,623 sq ft
Offices & Ancillary	1,344 sq ft
<b>1st Floor</b>	
Offices & Ancillary	2,203 sq ft
<b>Total Area GIA</b>	<b>7,170 sq ft</b>
18 car parking spaces	

## TERMS

Rent upon application.

## CONTACT

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