

Frimley4 Business Park is located adjacent to Junction 4 of the M3, providing excellent links to the M25, A3 and the national motorway network. The park is also conveniently placed for both Frimley and Farnborough railway stations, offering regular services to Guildford, Reading, Gatwick Airport and London Waterloo (37 minutes).

Sat Nav: GU16 7SG



building 4.2

A new Headquarters office building, offering 35,924 sq ft of state-of-the-art accommodation with 120 car parking spaces.

Deliverable in only 9 months.

www.frimley4business.com

Terms upon application

Letting Agents



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Forward thinking...

Your vision, your business,
imagine the possibilities...

Frimley4 Business Park offers you an exciting business proposition – the chance to move into a brand new, Grade A headquarters office building at the heart of an established business park - in a 9 month timeframe, from commitment to delivery.





A building that speaks volumes about your business

Building 4.2 will impress from the moment you walk into the three storey atrium reception. It incorporates a feature staircase, reception desk and informal seating area for visitors, plus access to male and female WCs.



Space that works, an ideal forum for business

Internal Areas

The building core is centrally located, providing optimum floorplate flexibility. On each floor the core incorporates accessible WC facilities, fitted to a high standard in keeping with the overall quality of the building's design.

The Mechanical and Electrical systems of the building have been designed to provide a comfortable working environment, delivered through sustainable means. Heating and comfort cooling is provided. There is a separate ventilation and heating system and hot and cold water services.

Building 4.2 further benefits from a recycled rain water harvesting system.

Specifications and Building Data

Building 4.2 provides 35,924 sq ft (3,338 sq m) of brand new, state of the art accommodation split over three floors with a secure basement level with 33 cycle racks, car park for 35 spaces, plus a further 85 spaces at surface level, providing a car parking ratio of 1:291 sq ft. Additional spaces may be made available by separate arrangement.

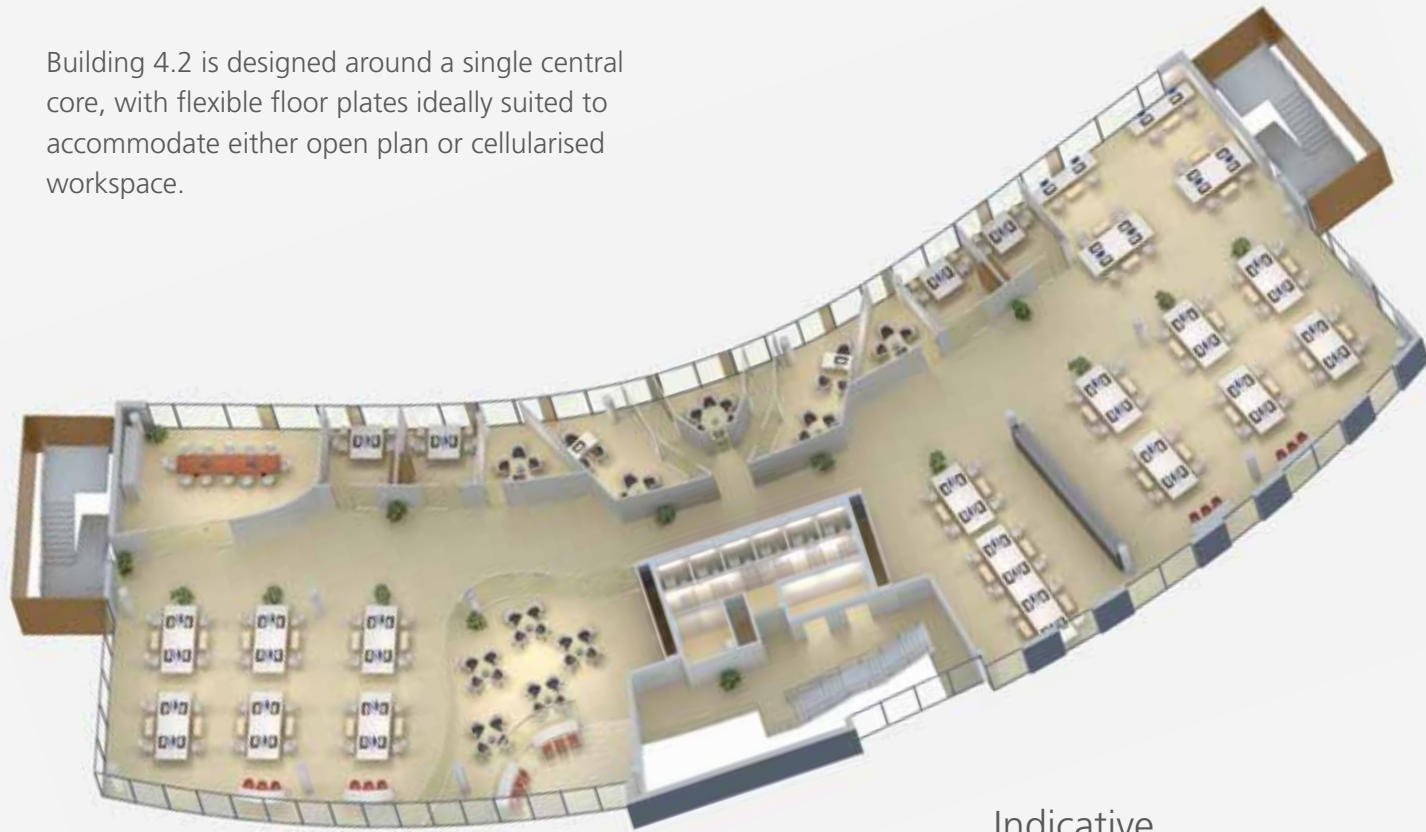
Set in mature, landscaped parkland alongside the River Blackwater, this new headquarters building incorporates architectural form that meanders with the shape of the river. It will offer a striking aspect incorporating glazed cladding panels and a triple height entrance/reception area. The building has been designed to meet the modern occupier's requirement for both sustainability and running cost efficiency.

The building is designed to achieve a Category A standard, including the following key features:

- BREEAM "Very Good" rating
- Target EPC rating B
- LG7-compliant light fittings with PIR movement and day light sensors
- 2 no.10-person passenger lifts
- Secure basement parking
- High quality finishes throughout
- Shower facilities
- Male, female and accessible WCs on each floor
- Rainwater harvesting
- Fully accessible raised floors (115mm clear void)
- Comfort cooling
- Designed to use 20% renewable energy

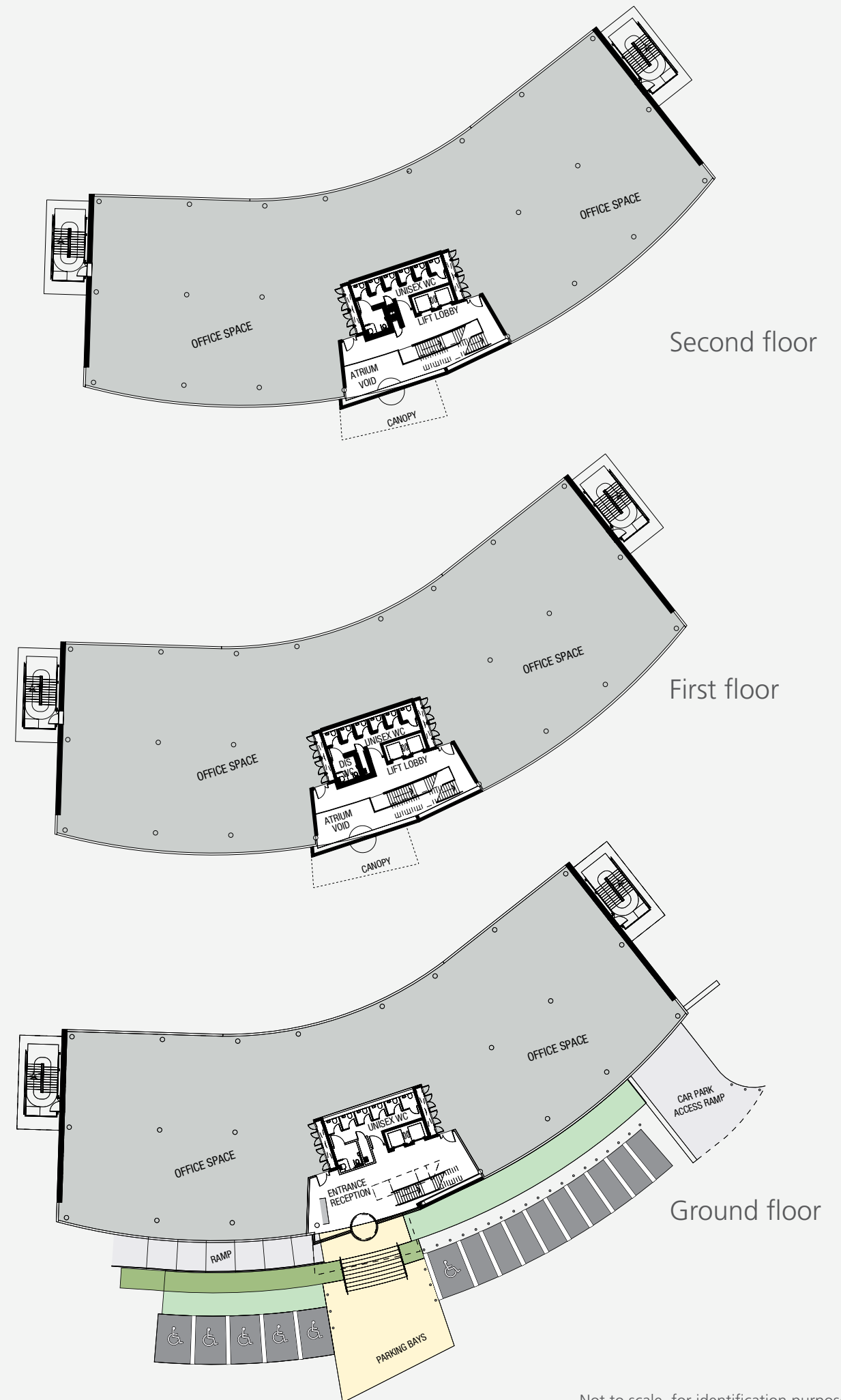
Designed to meet your needs

Building 4.2 is designed around a single central core, with flexible floor plates ideally suited to accommodate either open plan or cellularised workspace.



Indicative space plan

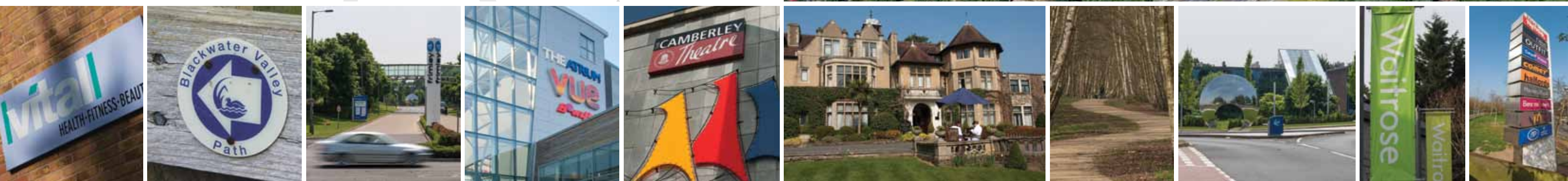
Schedule of areas (NIA approx.)		
2nd floor	11,644 sq ft	1,082 sq m
1st floor	11,644 sq ft	1,082 sq m
Ground floor	11,603 sq ft	1,078 sq m
Reception	1,033 sq ft	96 sq m
Total	35,924 sq ft	3,338 sq m



Second floor

First floor

Ground floor



Location

Frimley4 Business Park is located adjacent to Junction 4 of the M3. Nearby Frimley Station provides direct services to Guildford, Reading and Gatwick Airport, whilst Farnborough Station provides express services to Woking, Southampton and London Waterloo.

Farnborough Airport, one of the most modern and efficient business aviation airports in Europe, is only 4 miles by car or taxi. London Heliport is 15 minutes by helicopter and Paris, by plane, only 45 minutes.

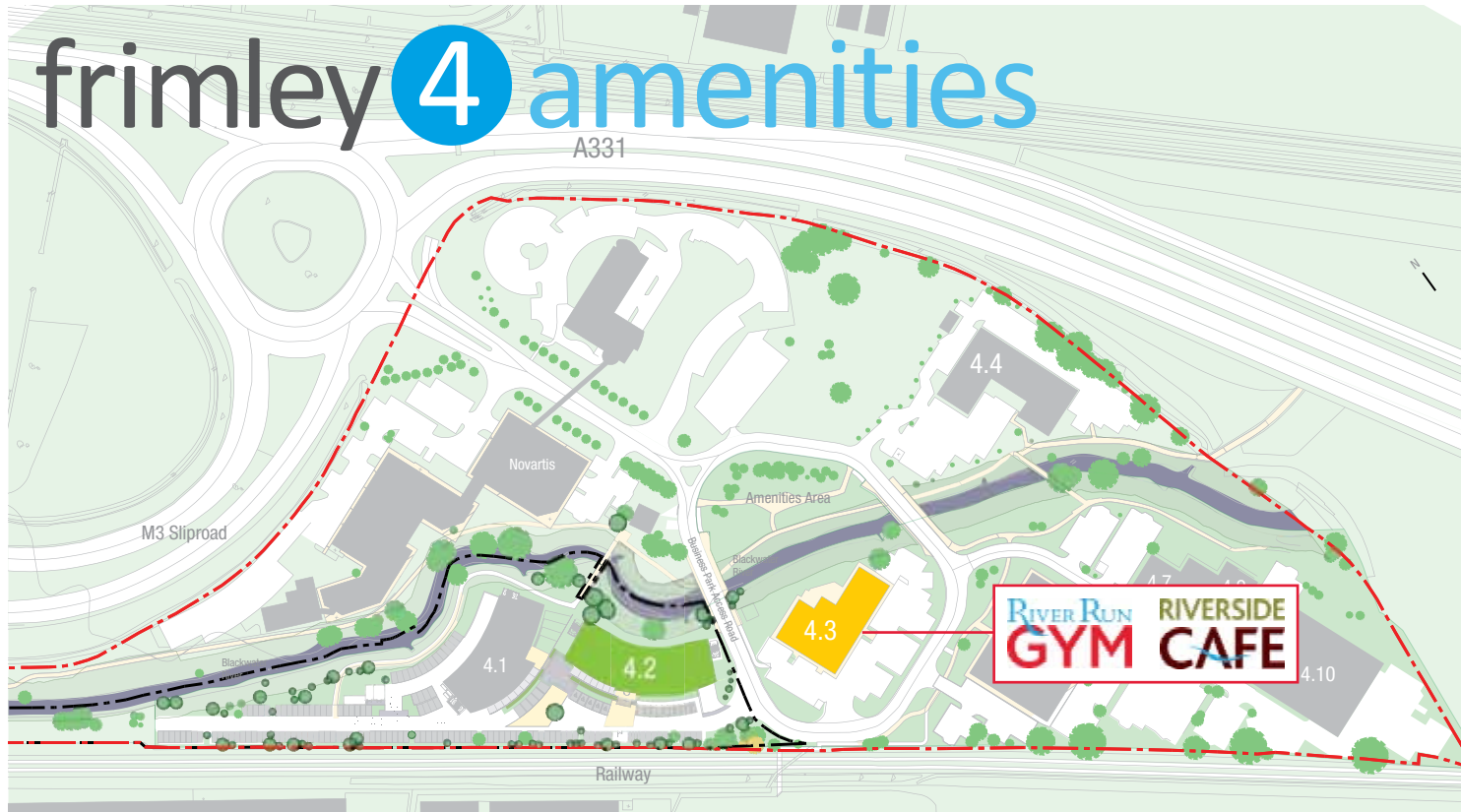
Frimley4 Business Park has a wide range of amenities on its doorstep. A short walk from the park via a dedicated pathway, Frimley town centre offers convenience shopping including a large Waitrose,

pubs, restaurants and banks. Nearby Camberley has an even wider range, including a theatre and The Atrium retail and cinema complex. Further shopping is available at the Farnborough Gate Retail Park and along the A331 off The Meadows roundabout Next, Tesco and Marks & Spencer superstores.

There are numerous sports facilities nearby where you can go for a swim, work out in the gym or attend fitness classes. There are also several golf clubs within a short drive of Frimley. The area is well situated for other outdoor leisure activities, such as walking along the

Blackwater Valley Path passing through the site, or in the Southwood Woodland Walk in Farnborough.

Furthermore, the luxurious surroundings of Frimley Hall Hotel & Spa are close at hand, where you can work out in the gym, swim or have lunch. The hotel also offers conference facilities. Other key hotels nearby include Pennyhill Park, Bagshot, the De Vere Village and Aviator hotels in Farnborough, and the Four Seasons at Dogmersfield Park, Church Crookham.



Park Amenities

Frimley4 Business Park benefits from a café and gym (in Building 4.3) which are freely available to the occupiers on the park. The Riverside Café offers a range of food and drinks including ethically sourced coffee served by trained baristas. The menu includes breakfast, snacks, smoothies, juices, larger meal options, cakes and desserts. The Riverside Café has WiFi access so customers can stay connected throughout their breaks.

The RiverRun Gym allows occupiers on the park to keep fit throughout the year (free of charge) without the inconvenience of leaving the park, making it easier to squeeze that workout into their working day. A range of cardio and resistance training equipment is available. A personal trainer is on-site Monday to Friday, holding group classes and offering 1-to-1 sessions for a fee. Both male and female changing rooms and showers are provided.

Landscaping

Frimley4 Business Park has been comprehensively re-landscaped to create a welcoming, open space in the heart of the scheme which is adjacent to the River Blackwater thus providing a focal point within the park.

The highlight of the remodelled landscaping is a large polished stainless steel bespoke sculptural piece, entitled 'Moongate', by artist and sculptor Allison Armour. Strategic lighting illuminates the piece at night.

Elsewhere, mature trees and shrubs, hard and soft landscaping, natural stone paving, seating areas and lighting combine to provide a space that is both beautiful and accessible with views to the River Blackwater.

The river edge is managed to ensure that it provides a valuable habitat for wildlife, with visual appeal. The planting along the river edge is maintained by an ecology specialist in consultation with the Environmental Agency biodiversity office. New planting enhances the habitat of the river corridor whilst providing an amenity for staff and visitors to the park.



Programme

The building can be delivered within 9 months as the basement has been installed and the remaining design work is underway.

Month	01	02	03	04	05	06	07	08	09	10	11	12	13
Activity													
Superstructure													
Cladding													
Internal fit-out including Cat A													

Professional Team

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