



2nd Floor, A1 Cody Technology Park

Ively Road, Farnborough, GU14 0LX

HQ offices on thriving technology campus

4,140 to 8,900 sq ft

(384.62 to 826.84 sq m)

- High quality office accommodation
- Unrivalled connectivity
- Subsidised bus to Farnborough mainline railway station
- Restaurant, gym and cafe
- High security site
- Lecture theatre
- Mix of open plan and cellular offices

Summary

Available Size	4,140 to 8,900 sq ft
Rent	£22.50 per sq ft
Business Rates	N/A
Service Charge	£9.10 per sq ft
EPC Rating	C (60)

Description

The Cody Technology Park comprises approximately 1.3 million sq.ft. of buildings on a site totalling approximately 183 hectares with a wide variety of buildings ranging from high quality offices, laboratory and R&D space, warehouse, industrial and open storage.

Cody Technology Park is a unique business campus in the M3 area, having a scale, amenity offer and technological bias unrivalled by other business destinations. Cody Technology Park will appeal to international companies looking for a UK base and small/medium sized companies looking for secure premises to grow and develop.

The available office space is located on the second floor and is fitted out with partitioned meeting rooms and private offices as well as large open plan areas plus kitchen/breakout areas.

Location

Cody Technology Park is located on the outskirts of Farnborough, adjacent to the Farnborough Airport. Access to the motorway network is excellent via Junction 4A of the M3, approximately 1.5 miles providing a link into Central London, the M25 and the South.

Rail services are via Farnborough mainline station with frequent journeys to London (approx 40 minutes) and the South Coast. There is a subsidised private bus service from the Park to Farnborough mainline railway station.

Accommodation

Name	sq ft	sq m
2nd - West Wing	4,760	442.22
2nd - East Wing	4,140	384.62

Terms

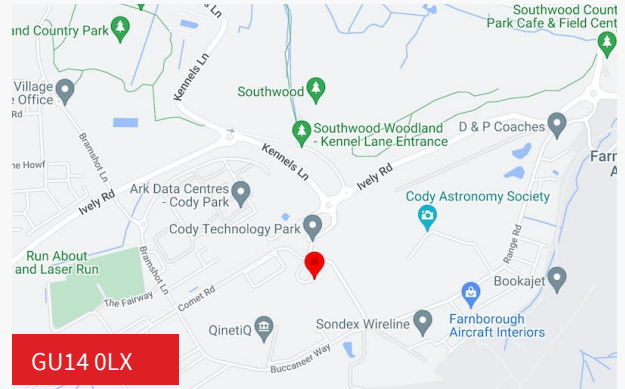
The accommodation is available on the basis of a new lease for a term to be agreed.

On site Amenities

The extensive on site amenities include restaurant, coffee shop, gym, subsidised bus link to Farnborough mainline railway station, lecture theatre, conference centre, landscaped grounds, SSSI nature reserve, sports club, creche and 24 hour security.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

Nick Reeve
01252 710 822
nreeve@curchodandco.com

Alex Blown
01252 710822 | 07570 682196
ablown@curchodandco.com

More properties @ [curchodandco.com](https://www.curchodandco.com)

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