



## A2 Cody Technology Park

Ively Road, Farnborough, GU14 0LX

### Smart office/lab space on secure technology campus

187 to 3,462 sq ft

(17.37 to 321.63 sq m)

- Excellent on site parking
- Subsidised bus to mainline railway station
- Mix of open plan and cellular offices
- On site restaurant/coffee shop/gym/conference centre/lecture theatre
- High security site

## Summary

Available Size	187 to 3,462 sq ft
Business Rates	N/A
Service Charge	£6.80 per sq ft
EPC Rating	Upon Enquiry

## Description

Tenants at Cody Technology Park can have access to a wide range of additional facilities on the Park including restaurant, conference centre/meeting rooms, 100 seat lecture hall, coffee bar/deli, gym and access to the special environment of the private 163 acre SSSI wildlife site.

## Location

Cody Technology Park is very well located midway between the prosperous towns of Farnborough and Fleet. Direct access to Junction 4A of the M3 motorway provides fast links to the M25 (approx 15 miles), London and the other motorway networks. London Heathrow (26 miles) and Gatwick (47 miles) airports are both easily accessible and the private business jet services at Farnborough airport are located directly next door. London Waterloo is approximately 37 minutes by train via the mainline service at Farnborough station which is linked to the Park by a subsidized bus service.

## Terms

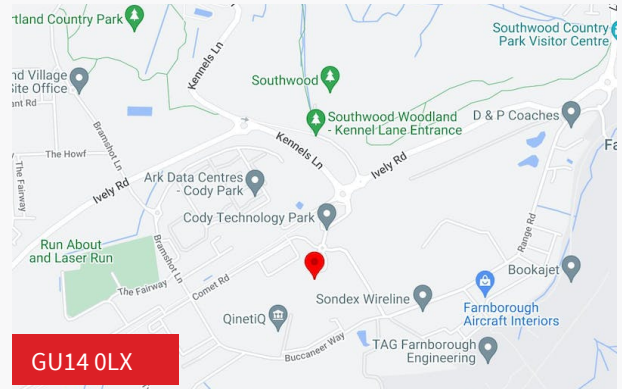
The various units are available on the basis of new lease(s) on terms to be agreed. The rent is exclusive of business rates, service charge, utilities and VAT.

The business rates are currently being reviewed so that each suite has its own rateable value. Further information on application.

Service charge is £6.80 per sq.ft. per annum (service charge is inclusive of all common part expenditure including external building repairs, site security, provision of on site amenities, cleaning of demised accommodation etc).

## 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

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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