



A2 (Suite G115-G121) Cody Technology Park

Ively Road, Farnborough, GU14 0LX

High quality office accommodation

4,289 sq ft

(398.46 sq m)

- Excellent on site parking
- On site restaurant/coffee shop/gym/conference centre/lecture theatre
- High security site
- Dedicated fibre available
- Mixture of open plan and private offices
- Air conditioning

Summary

Available Size	4,289 sq ft
Rent	£20.00 per sq ft exclusive
Rates Payable	£4.40 per sq ft All rating assessments at the Park are currently being reviewed so that each suite is separately rated. This is likely to result in the business rates assessment increasing.
Service Charge	£6.80 per sq ft The service charge covers all common part expenditure including external and common part building repairs, landscaping, security, cleaning of the common areas, provision of the amenities etc. Further details on application.
EPC Rating	Upon Enquiry

Location

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.

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.

Description

The available accommodation comprises the ground floor of Building A2 and is currently configured mainly with open plan accommodation but with a number of partitioned offices/meeting rooms and direct access to an external atrium.

Terms

The office is available on the basis of a new effective full repairing and insuring 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.



Viewing & Further Information

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