



Building 4.2 Frimley 4 Business Park

Frimley, GU16 7SG

A new headquarters office building

11,603 to 35,924 sq ft

(1,077.95 to 3,337.45 sq m)

- BREEM 'Very Good' rating
- LG7 compliant light fittings with PIR movement and day light sensors
- Secure basement parking
- High quality finishes throughout
- Shower facilities

Building 4.2 Frimley 4 Business Park, Frimley, GU16 7SG

Summary

Available Size	11,603 to 35,924 sq ft
Rent	Rent on Application
Business Rates	N/A
EPC Rating	Upon Enquiry

Location

Frimley 4 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.

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.

Description

The building provides an opportunity to acquire a striking headquarters office building on a prime Business Park adjacent to Junction 4 of the M3 motorway. The property will provide 35,924 sq.ft. of accommodation arranged over three floors. The floor plates benefit from full height glassing providing great natural light and excellent views across the park and along the Blackwater River.

With all the ground works and basement car park having been constructed the building can be delivered in only 9 months. The Business Park is a short walk away from Frimley train station and also benefits from its own gym and cafe.

Terms

The property is available by way of a new lease for a term to be agreed

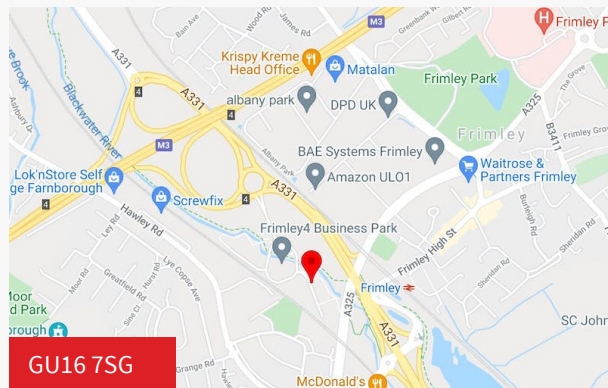
Anti Money Laundering

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.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

All price are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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