



## Cody Technology Park

Ively Road, Farnborough, GU14 0LX

## Office and laboratory space on a secure technology campus

**187 to 6,829 sq ft**

(17.37 to 634.43 sq m)

- High security site
- On site restaurant, coffee shop, gym, conference centre and lecture theatre
- 24 hour access
- Excellent on site parking
- Subsidised bus to mainline railway station
- Mix of open plan and cellular offices
- Dedicated post room

## Summary

Available Size	187 to 6,829 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## 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.

## 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 in Buildings A2 and A8 and range in size from 187 sq ft up to 6,829 sq ft. Many of the rooms have the benefit of already being fitted out with partitioned meeting rooms and private offices as well as open plan areas, kitchen/breakout areas etc.

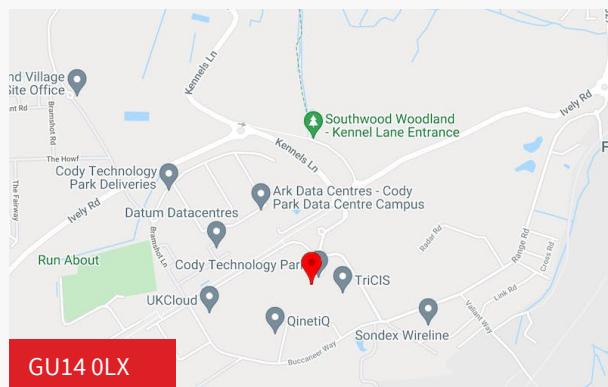
Tenants at Cody Technology Park can have access to a wide range of additional facilities on the Park including restaurant, conference centre/meeting rooms, 100 seat lecture theatre, coffee shop, 24-hour gym along with free access to the private 163 acre SSSI wildlife site.

## Terms

The various units are available on the basis of new lease for a term 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.

A service charge is levied to cover the cost of all common part expenditure including external building repairs, site security, provision of on site amenities, cleaning of the common parts, landscaping, health and safety etc.



## Viewing & Further Information

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