

SMART AND TO THE POINT.

## First Floor - Building A6

Cody Technology Park, Old Ively Road, Farnborough, GU14 0LZ

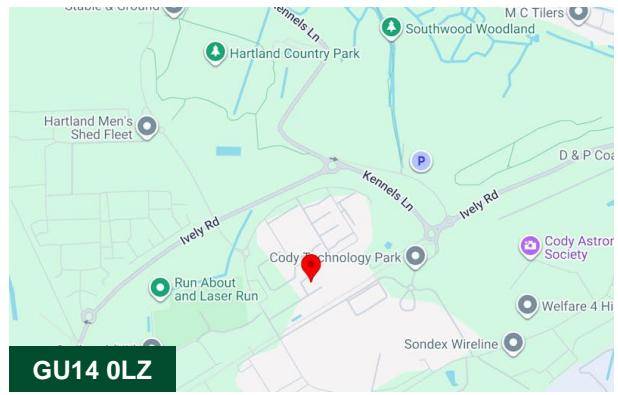
**High quality office suite set  
within prime business park.**

**2,701 sq ft**  
(250.93 sq m)

- Secure Site
- Ample Parking
- On site Gym
- Restaurant and Cafe

## Summary

<b>Available Size</b>	2,701 sq ft
<b>Rent</b>	£60,000 per annum
<b>Rates Payable</b>	£48,000 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£60,000 per annum
<b>EPC Rating</b>	Upon enquiry



## Description

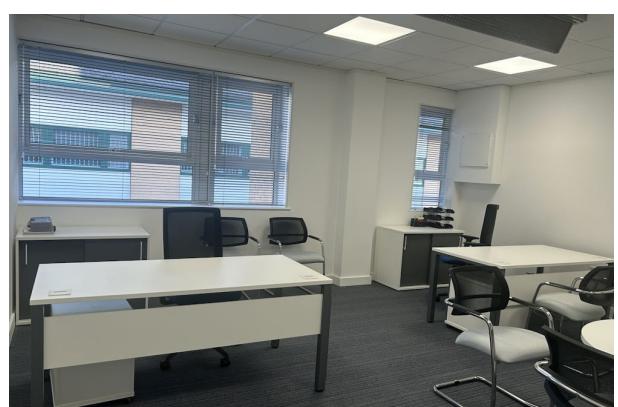
Building A6 forms part of the main campus at Cody Technology Park and provides high quality office accommodation. The available suite provides a mix of private and open plan offices arranged around a central private corridor. Currently part of the space is arranged as a secure room and may suit defence contractors.

## Location

Cody Technology Park is well located for road, rail and air access. Directly adjacent to Farnborough Airport the site is ideal for any business with an international travel requirement.



Junction 4A of the M3 is 1.5 miles away with the A331 nearby providing onward access to the A31 and A3.

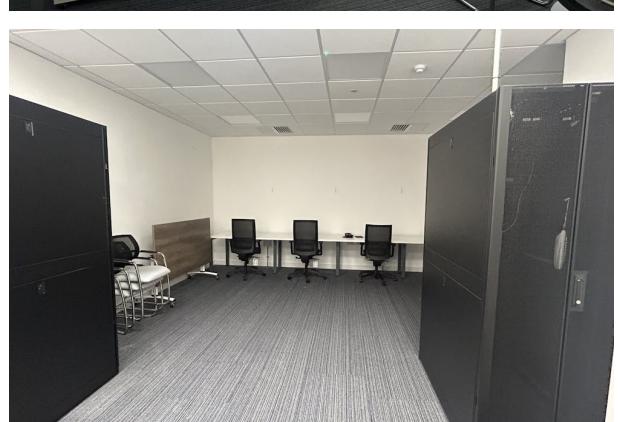


## Viewings

Strictly by appointment with the sole agent.  
Derwent Hillside - Matthew Seary - 07950 464618 - matthew@derwenthillside.co.uk

## Terms

A new lease is available following the surrender of the current tenant's interest.  
Further details on application.



## Viewing & Further Information



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