

voyager

AEROSPACE CENTRE ■ HAMPSHIRE ■ GU14 6UU



Brand New Warehouse / Industrial Units 15,850 – 58,860 sq ft **TO LET**

AVAILABLE EARLY 2017

- Excellent Access to M3 Corridor
- Grade A Warehouse / Industrial Units
- Established Business Park Location

FARNBOROUGH



SPECIFICATION

UNIT 1

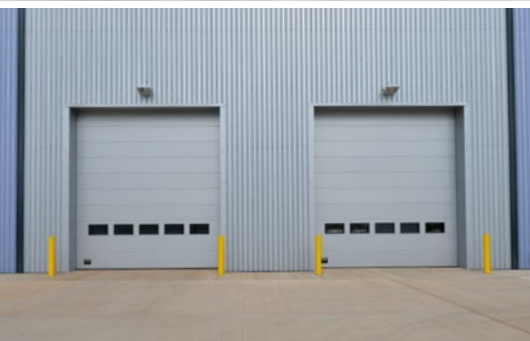
- Secure unit
- 48m deep yard
- 12m minimum clear internal height
- 2 dock levellers
- 3 surface level loading doors
- 71 car parking spaces

UNIT 2

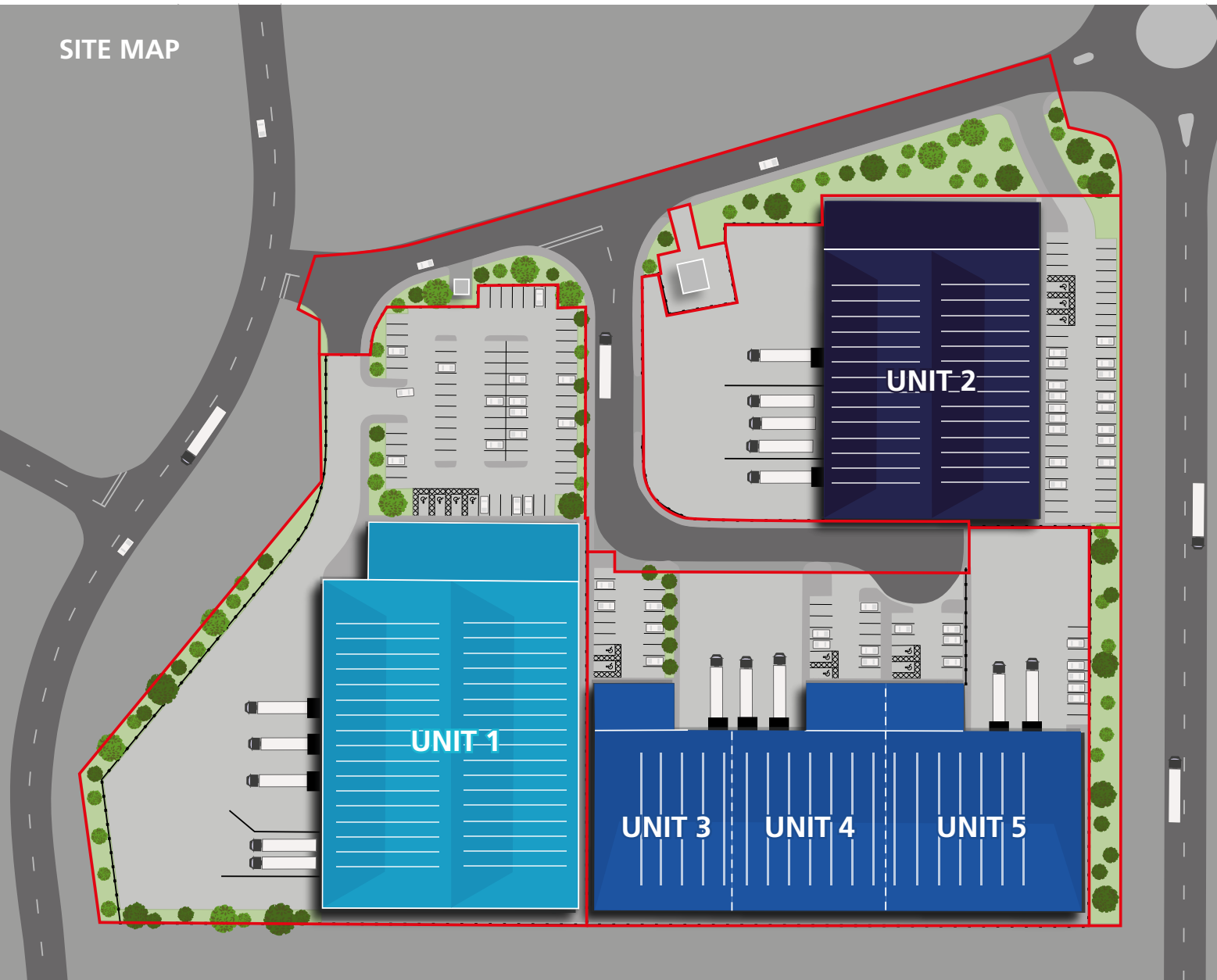
- Secure unit
- 40m deep yard
- 12m minimum clear internal height
- 3 dock levellers
- 2 surface level loading doors
- 51 car parking spaces

UNIT 3, 4 & 5

- 35-44m deep yards
- 8m minimum clear internal height
- 52 car parking spaces
- Ability to combine units



SITE MAP



ACCOMMODATION

UNIT 1	sq m	sq ft
Warehouse	4,436	47,750
1st Floor Offices	505	5,430
2nd Floor Offices	528	5,680
Total	5,469	58,860

UNIT 2	sq m	sq ft
Warehouse	3,137	33,760
1st Floor Offices	424	4,560
2nd Floor Offices	424	4,560
Total	3,985	42,880

UNIT 3	sq m	sq ft
Warehouse	1,311	14,110
1st Floor Offices	161	1,740
Total	1,472	15,850

UNIT 4	sq m	sq ft
Warehouse	1,447	15,570
1st Floor Offices	162	1,750
Total	1,609	17,320

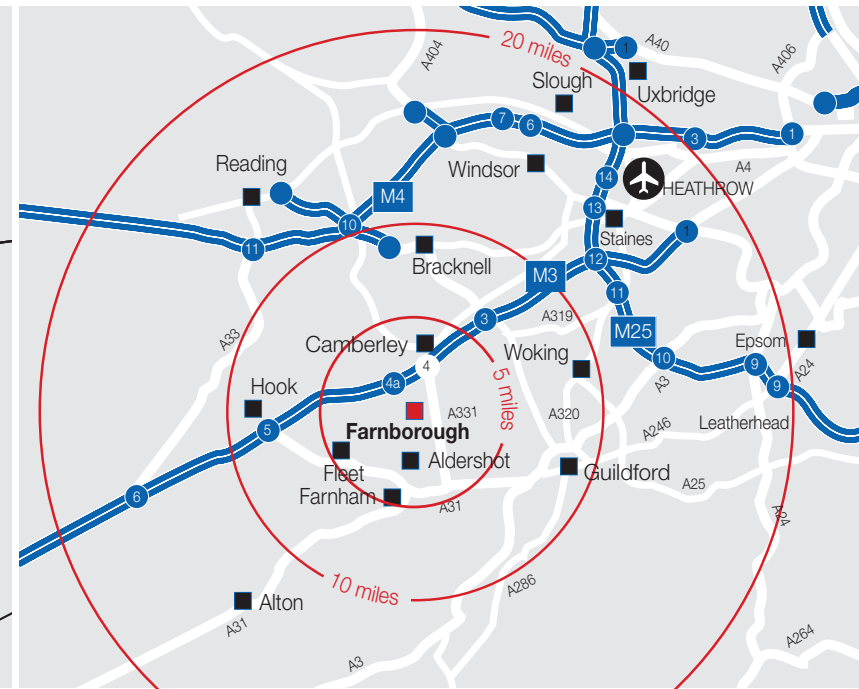
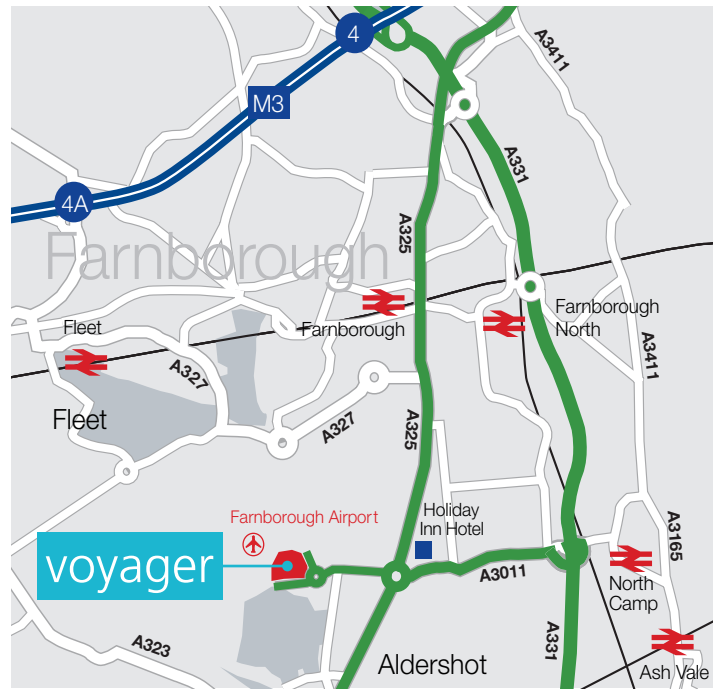
UNIT 5	sq m	sq ft
Warehouse	1,792	19,290
1st Floor Offices	162	1,750
Total	1,954	21,040

Total Area	14,489	155,950
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*APPROX GIA MEASUREMENTS

LOCATION

Voyager benefits from excellent accessibility to the M3 corridor and UK motorway network, providing access to Heathrow and Gatwick Airports, London and the major Thames Valley locations. The A331 Blackwater Valley Route is 1.5 miles away giving dual carriageway access to junction 4 of the M3 to the north, and south to the A3 via the A31.



COMMUNICATIONS

Road

Farnborough Town Centre	2 miles
M3 - Junction 4	4 miles
M25 - Junction 12	20 miles

Railway

North Camp Railway Station	2 miles
Farnborough Railway Station	2.5 miles

Airport

Farnborough Airport	3.5 miles
Heathrow Airport	23 miles
Gatwick Airport	46 miles

VIEWING

Strictly through joint sole agents.

TERMS

Completed buildings are available on a new FRI lease.



Richard Harman
richard.harman@dtre.eu

Jamie Catherall
jamie.catherall@dtre.eu



Neil Hockley
nph@hollishockley.co.uk