

# voyager

AEROSPACE CENTRE ■ HAMPSHIRE ■ GU14 6UU



## CANMOOR



## Brand New Warehouse / Industrial Units 16,271 – 60,286 sq ft **TO LET**

### AVAILABLE NOW

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

## FARNBOROUGH



## SPECIFICATION

### UNIT 1

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

### UNIT 2

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

### UNIT 3

- 35m deep yard
- 8m minimum clear internal height
- 1 surface level loading door
- 18 car parking spaces

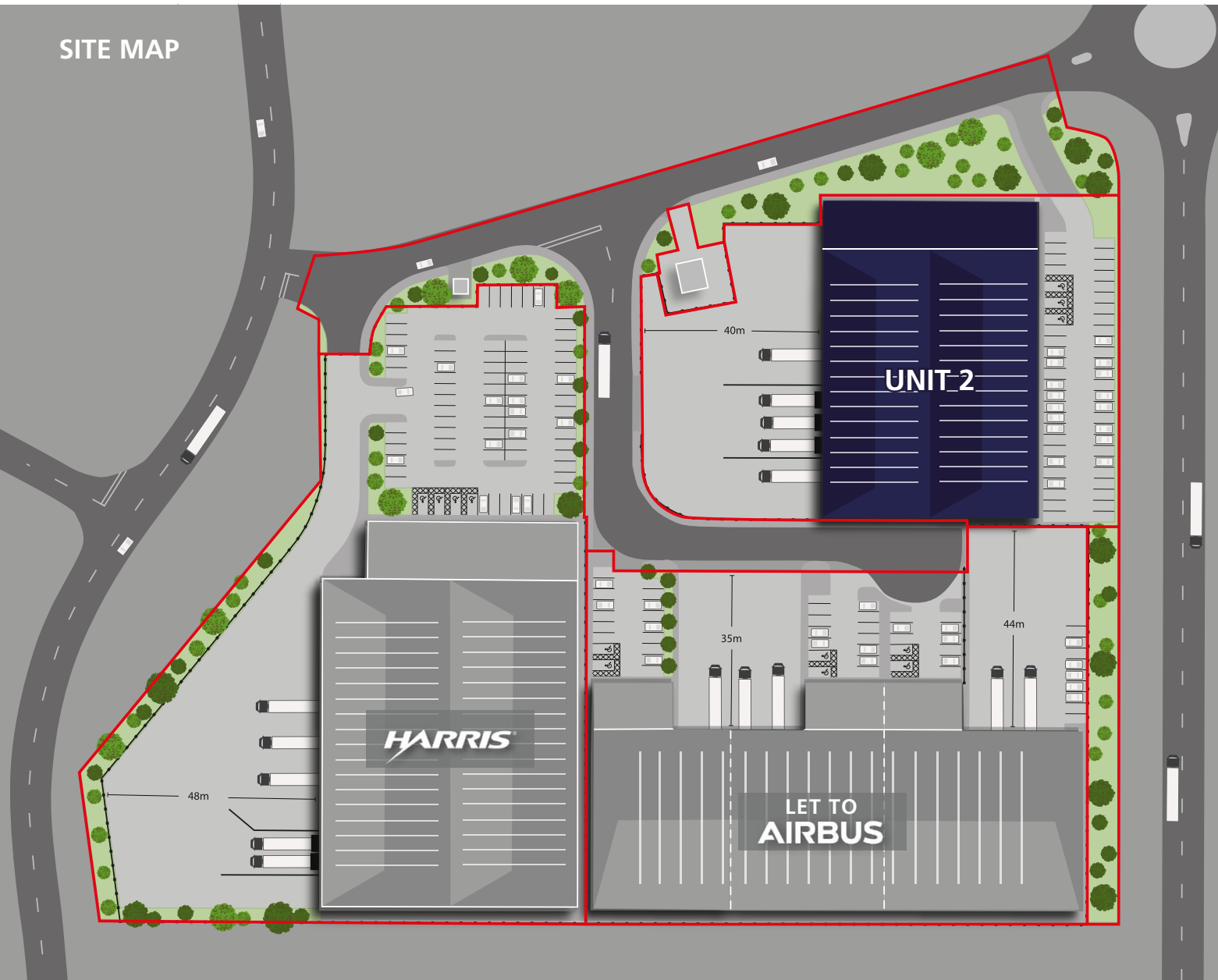
### UNIT 4

- 35m deep yard
- 8m minimum clear internal height
- 14 car parking spaces
- Ability to combine units

### UNIT 5

- 44m deep yard
- 8m minimum clear internal height
- 20 car parking spaces
- Ability to combine units

# SITE MAP



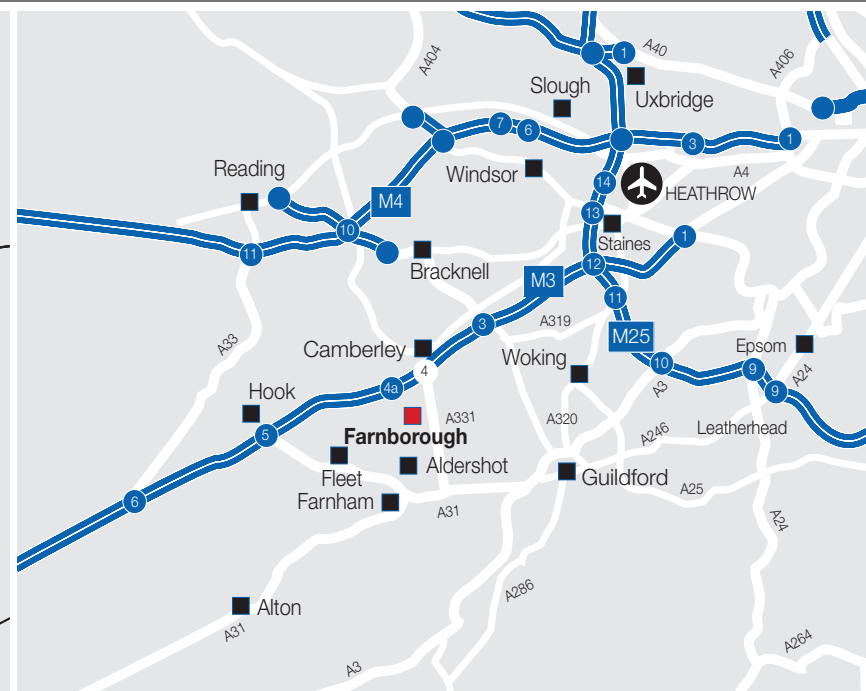
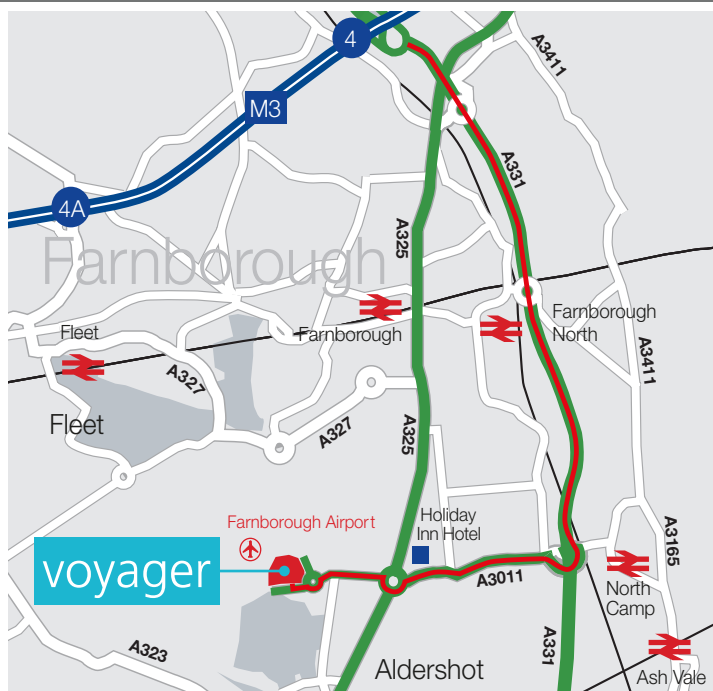
## ACCOMMODATION

UNIT 1	sq m	sq ft
Warehouse	4,520	48,655
1st Floor Offices	528	5,679
2nd Floor Offices	553	5,952
<b>Total</b>	<b>5,601</b>	<b>60,286</b>
LET TO HARRIS		
UNIT 2	sq m	sq ft
Warehouse	3,194	34,380
1st Floor Offices	443	4,763
2nd Floor Offices	439	4,729
<b>Total</b>	<b>4,076</b>	<b>43,872</b>
UNIT 3	sq m	sq ft
Warehouse	1,342	14,444
1st Floor Offices	170	1,827
<b>Total</b>	<b>1,512</b>	<b>16,271</b>
LET TO AIRBUS		
UNIT 4	sq m	sq ft
Warehouse	1,478	15,906
1st Floor Offices	172	1,848
<b>Total</b>	<b>1,649</b>	<b>17,754</b>
LET TO AIRBUS		
UNIT 5	sq m	sq ft
Warehouse	1,732	19,721
1st Floor Offices	172	1,847
<b>Total</b>	<b>2,004</b>	<b>21,568</b>
LET TO AIRBUS		
<b>Total Area</b>	<b>14,841</b>	<b>159,751</b>

\*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.

## SUSTAINABILITY

EPC Rating A and BREEAM 'Very Good'.

## TERMS

All units are available on a new FRI lease.



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