

TO LET

PINEHURST II, FARNBOROUGH BUSINESS PARK, GU14 7BF

1st Floor – 14,842 sq ft

Available via Assignment / New Lease

COREP

AN **NAIUK** COMPANY



SUMMARY

- Open plan, Grade A office
- Fully carpeted
- Meeting rooms and private offices
- Large kitchen area
- 56 on-site parking spaces
- 2 passenger lifts
- Male/female/disabled WCs
- Showers and changing facilities
- Generous Business Park amenities
- 14,842 sq ft
- Assignment / New Lease (STC)
- £27.00 per sq ft

Will Osborne: 07542 282986

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Website: co-rep.com

CURRENT ITINERARY

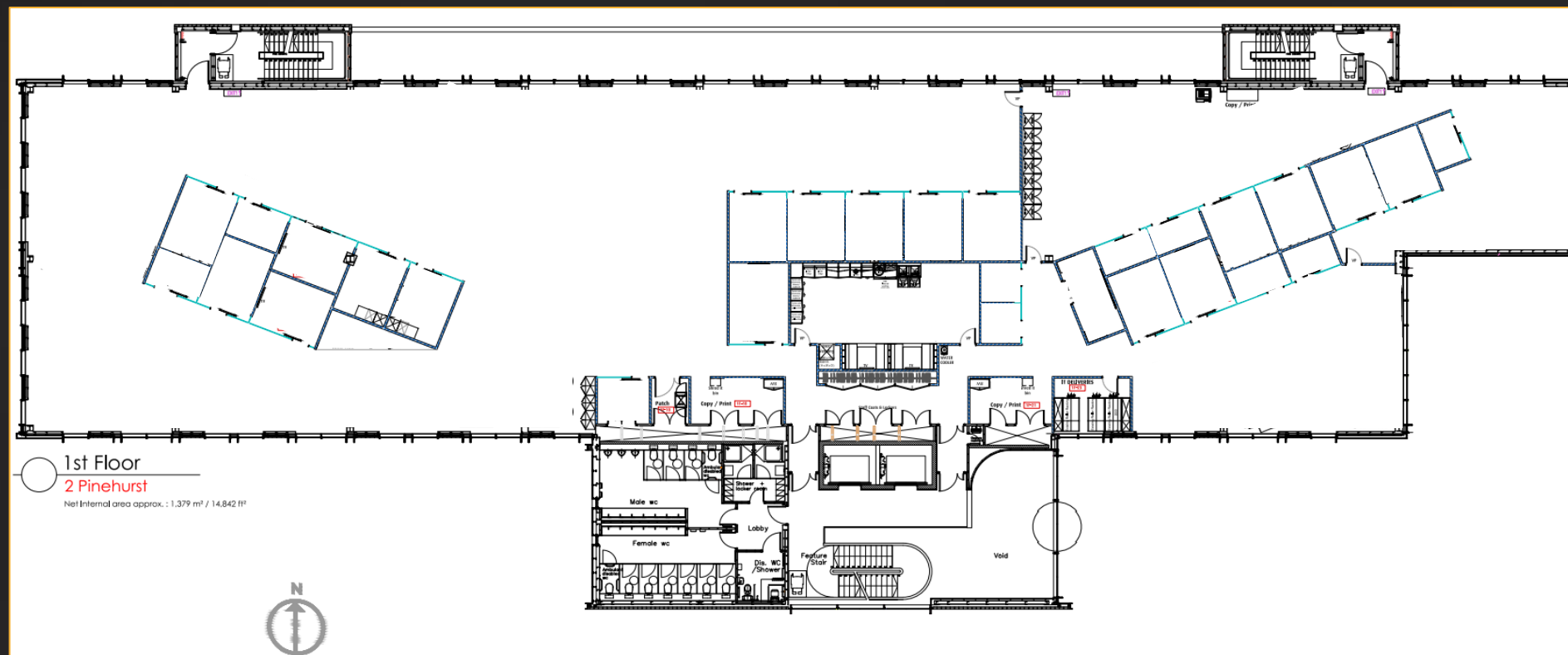
The 1st Floor offers a fully refurbished, open plan office space benefitting from floor to ceiling windows allowing for excellent natural light and views of the surrounding Business Park.

The current layout includes a variety of partitioned meeting rooms and private offices as well as a large kitchen/break out area, leaving large open-plan areas for desking.

The space could easily be altered to accommodate a new occupiers specific needs.

SPECIFICATION

- Fully carpeted
- LED Lighting
- Air conditioning
- 5 meeting rooms
- 10 private offices
- Kitchen and break out area
- Male / female w/c's
- Showers and changing facilities
- 2 Lifts with exclusive access to floor
- 56 car parking spaces (1:265 sq ft ratio)



Disclaimer:

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intended purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. January 2023.



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LOCATION

Pinehurst II holds a prominent position in the heart of Farnborough Business Park with easy car access, located just off the M3 and next to Farnborough Airport.

Farnborough Business Park is strategically located, offering easy access to the M3 motorway and major road networks such as the A3, A303 and A31. The business park is also served by a frequent bus service to Farnborough Main and North train stations, providing direct trains into London Waterloo, Gatwick Airport and Reading.

DESCRIPTION

Completed in 2015, the property forms part of the architecturally unique Pinehurst Buildings, offering 4 floors of Grade A office space totaling over 70,000 sq ft as part of the newest development on the Business Park. Pinehurst II benefits from a triple height, manned reception and a landscaped courtyard.

Farnborough Business Park includes over 500,000 sq ft of office space and is home to a variety of large occupiers such as Siemens, Fluor, Willmott Dixon and Syneos Health. The Park benefits from a wealth of on-site amenities, as well as campus run events.

Farnborough Business Park offers the following:

- Generous car parking and bike Storage
- 2x hotels
- Business Park Café
- Free bike hire
- Gym and swimming pool
- On-site nursery
- 24-hour security / access

VIEWINGS

COREP

Will Osborne

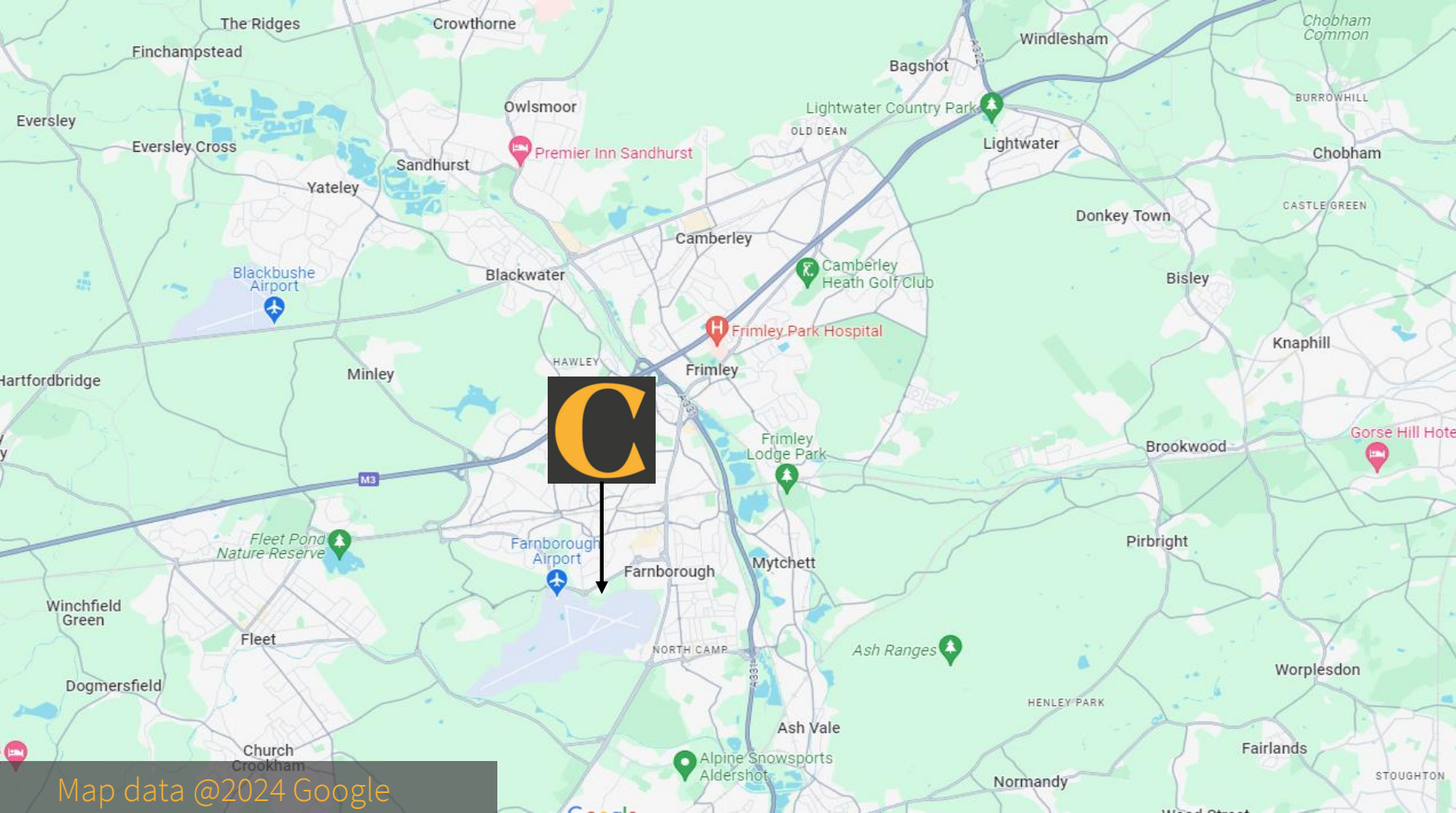
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Sean Cleaver

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TERMS

The floor is only available as an assignment, with a lease expiry of 31st January 2028. The lease benefits from security of tenure granted under the Landlord and Tenant Act 1954. Alternatively, a direct lease with the landlord may also be negotiated subject to contract and covenant.

Passing Rent	Business Rates (Estimated)	Service Charge
£27.00 per sq ft	£6.63 per sq ft	£7.87 per sq ft

LEGAL COSTS

Each party to bear their own legal cost.