



FULLY REFURBISHED

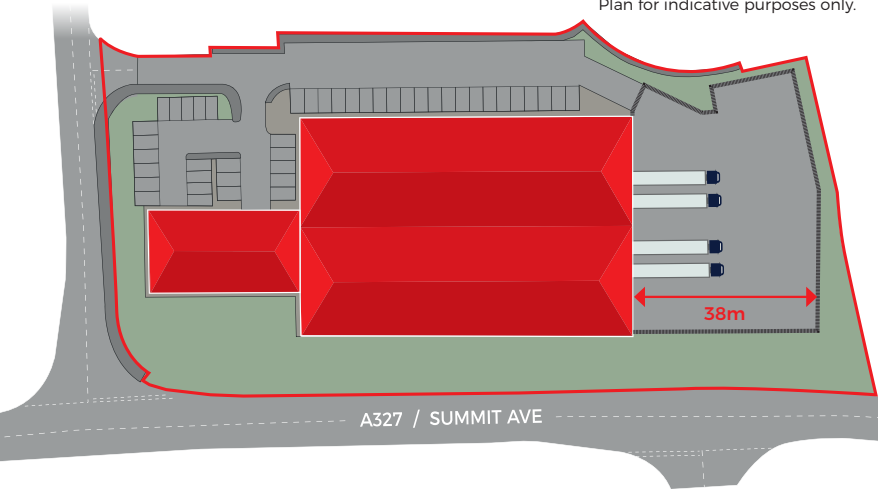
AERO 40

APOLLO RISE | FARNBOROUGH GU14 0GT



40,441 SQ FT (3,757.1 SQ M) INDUSTRIAL / WAREHOUSE UNIT TO LET

Plan for indicative purposes only.



AERO 40

Aero 40 is a detached HQ industrial/warehouse facility located on a self contained site. The unit, of steel portal frame construction with two storey ancillary offices to the front, has now been extensively refurbished throughout.

The unit now benefits from 4 new electric loading doors, new LED lights throughout, welfare facilities, Grade A offices, 9m eaves and a large 38m deep secure yard.

Externally the unit provides for 58 car parking spaces.

THE UNIT BENEFITS FROM THE FOLLOWING:



38M
YARD DEPTH



SECURE
FENCED
YARD AREA



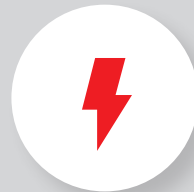
58 CAR
PARKING
SPACES



PROMINENT
LOCATION



WAREHOUSE
EAVES HEIGHT
APPROX. 9M



500KVA
POWER
SUPPLY



ONLY
1.3 MILES
TO J4A / M3



SEPARATE
MALE & FEMALE
SHOWER
FACILITIES



50KN / SQ M
FLOOR
LOADING



ACCOMMODATION

| | SQ FT | SQ M |
|----------------------------|---------------|----------------|
| First Floor Office | 5,050 | 469.2 |
| Ground Floor Office | 5,097 | 473.5 |
| Warehouse | 30,294 | 2,814.4 |
| TOTAL GIA (Approx.) | 40,441 | 3,757.1 |



AERO40



LOCATION

Farnborough is an established commercial town, and one of the major business locations along the M3 corridor. The property is situated in a prime position, just off the A327. Junction 4A of the M3 is 1.3 miles away, which provides swift and easy access to London,

the South Coast and both Heathrow and Gatwick Airports. Farnborough benefits from a mainline railway station with a high speed direct link to London (Waterloo 34 minutes) and an extensively refurbished town centre shopping scheme. Farnborough is also

well known for its private charter airfield and of course the internationally renowned Farnborough Air Show. There is a large Morrisons superstore, petrol station, pub, restaurants, country park and a Virgin Active gym in close walking distance.



FARNBOROUGH AIRPORT



AERO 40

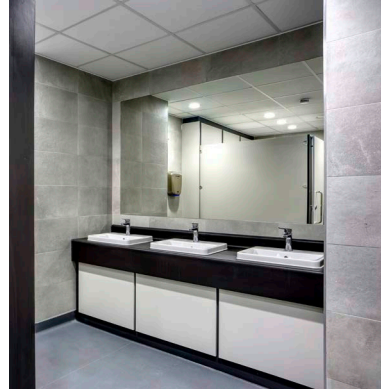
SUMMIT AVE, A327

APOLLO RISE

APOLLO RISE

FARNBOROUGH

FLEET



LEASE TERM

A full repairing and insuring lease for a term to be agreed.

LEGAL COSTS/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged at the prevailing rate.

EPC RATING

B (28).

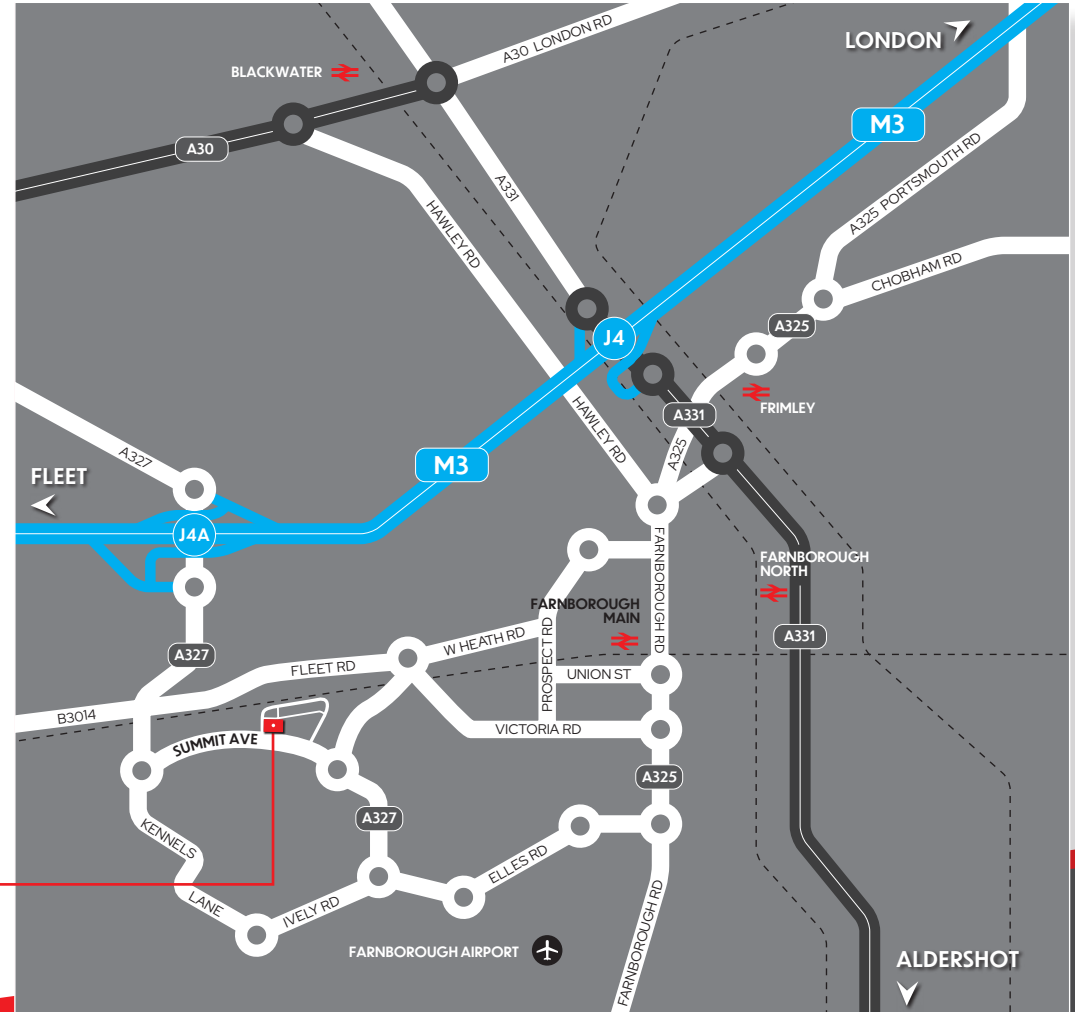
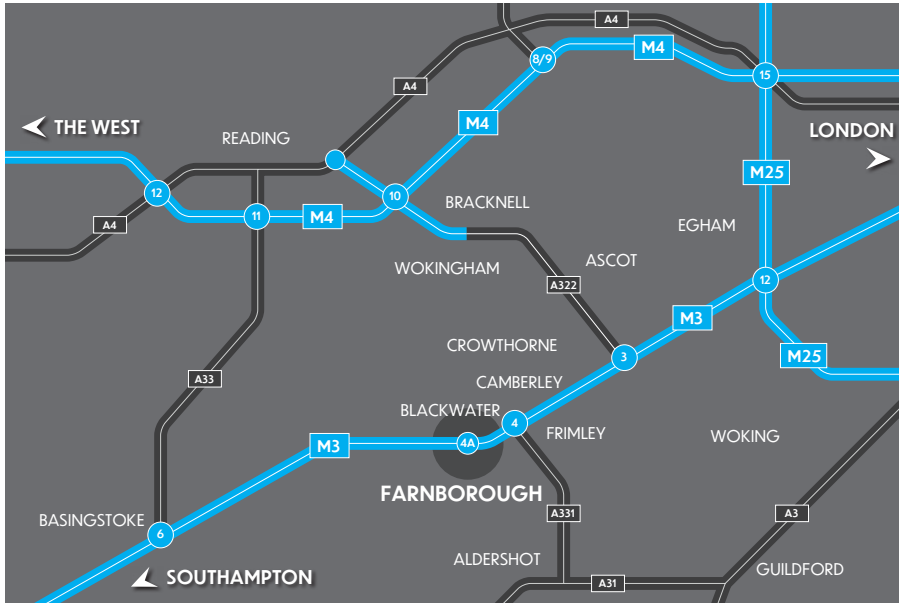
ANTI MONEY LAUNDERING

All Anti Money Laundering regulations will be undertaken.

RENT

Upon application.





HGV DRIVE TIMES

| Location | Distance (miles) | Drive Time (mins) |
|------------------|------------------|-------------------|
| M3, J4A | 1.8 | 4 |
| M3, J4 | 3.7 | 7 |
| Basingstoke | 15.8 | 20 |
| Heathrow Airport | 21.2 | 25 |
| Reading | 19.1 | 40 |
| Gatwick Airport | 46.6 | 45 |
| Central London | 37.8 | 50 |
| Southampton | 44.5 | 60 |



SOUTHWOOD BUSINESS PARK
 APOLLO RISE, FARNBOROUGH
SAT NAV: GU14 0GT

VIEWING AND FURTHER INFORMATION

Strictly by appointment only via the joint agents:

Vail Williams
 0118 909 7400
 vailwilliams.com

Guy Parkes
 07788 188 874
 GParkes@vailwilliams.com

James Newton
 07393 235 709
 JNewton@vailwilliams.com

JLL
 020 8759 4141
 jll.co.uk/property

Sarah Downes
 07856 003 033
 sarah.downes@jll.com

Thomas Bond
 07709 500 397
 thomas.bond@jll.com



Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2024.