

1 MEADOW GATE AVENUE, GU14 6FG

6,900 SQ FT – GROUND FLOOR – TO LET
(641 SQ M)



TAKE ADVANTAGE OF THE
LAST AVAILABLE SPACE AT
1 MEADOW GATE AVENUE.
THIS POPULAR BUILDING
OFFERS EXCELLENT OFFICE
SPACE FOR ANY MODERN
BUSINESS.



PARK AMENITIES

Park Amenities

- Aviators Café Bar & Restaurant (including Starbucks)
- Farnborough De Vere Village Hotel (4 Star) and gym
- Shuttle bus service (Park to rail station and town centre)
- Q Day Nursery
- 24/7 security
- CCTV
- On-site management
- Access to the occupiers' extranet

SPECIFICATION

Internal

- Air conditioning (4 pipe fan coil)
- Generous reception
- Triple height atrium
- Diverse telecoms entry
- Raised access floor
- Suspended ceiling
- Category 2 lighting
- Efficient floor plate
- Shower
- Disabled access

External

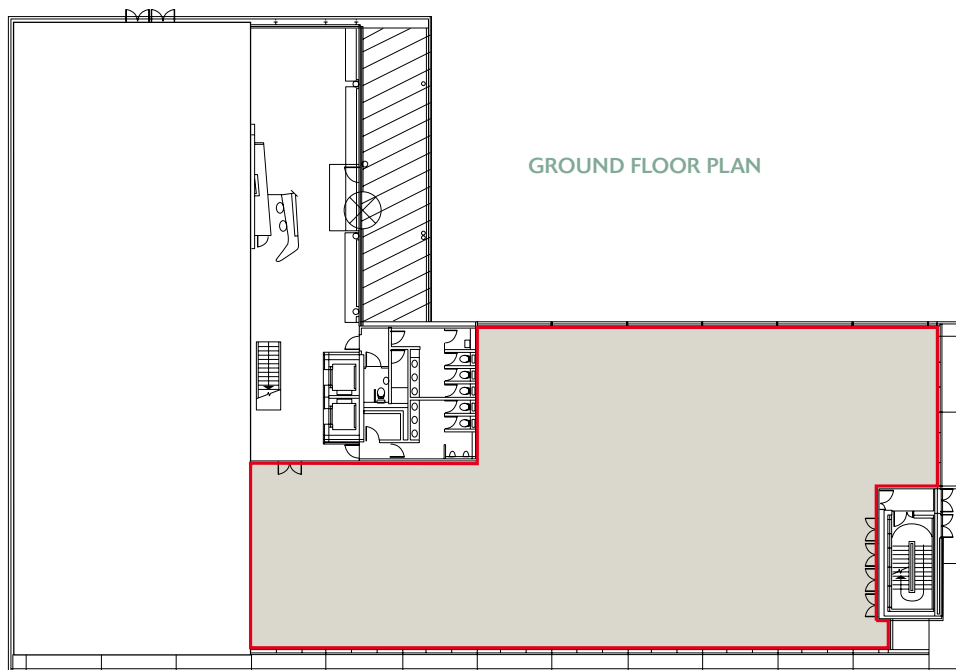
- 25 demised car parking spaces
- Telecoms ducting
- Bicycle racking
- High quality landscaping

Floor Areas	Sq ft	Sq m
Second Floor Offices	Let	Let
First Floor Offices	Let	Let
Ground Floor Offices	6,900	641
Total NIA	6,900	641

Floor areas are net internal

Location

- An urban mixed-use quarter immediately to the south west of Farnborough town centre
- Excellent road links to the M3 Junction 4 via the A325 Farnborough Road, or alternatively Junction 4a via the A327
- Access is available to the A331 Blackwater Valley Relief Road via the Lynchford Road interchange to the east
- There is a fast and regular train service (34 minutes) from Farnborough main line station to London Waterloo



Viewing strictly by appointment only through the letting agents:



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