

DISCOVERY

SUMMIT AVENUE
FARNBOROUGH
GU14 0JW

TO LET

BUILD TO SUIT OPPORTUNITIES AVAILABLE UP TO 150,300 SQ FT

DETAILED CONSENT FOR 150,300 SQ FT

DTRE

■ HOLLIS
HOCKLEY

● Hurst
Warne



DESCRIPTION

Discovery will provide a new, Grade A Logistics Development with unrivalled access, available on a pre-let basis.

Discovery benefits from a detailed planning consent from Rushmoor Borough Council (Ref: 22/00849/FULPP) for 150,300 sq ft which is deliverable within 12 months of exchange of an agreement for lease.

Alternative and bespoke layout options are also available on a build to suit basis, subject to planning.

Buildings will be developed to a high specification with excellent ESG credentials, to meet the needs of the modern occupier.

INTRODUCTION



DISCOVERY

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Discovery is located within Farnborough, approximately 15 miles east of Basingstoke, 13 miles south of Bracknell, and 50 miles west of Central London.

The town benefits from a mainline station, providing regular and direct services (4 per hour at peak times) into London Waterloo with a fastest journey time of 35 minutes.

The town benefits from exceptional road connectivity, situated immediately south of the M3 Motorway at Junctions 4 and 4a, providing immediate access across the wider South East region, Greater London and the National Motorway Network.

Travelodge

YODEL



FARNBOROUGH AIRPORT

LONDON

FARNBOROUGH TOWN CENTRE

FARNBOROUGH STATION

FLEET MAINLINE STATION
2.5 MILES

M3

J4 - 5 MINS

M3

J4A - 3 MINS

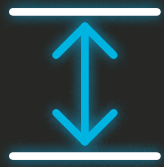
A327

M3

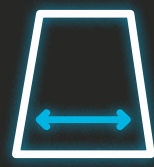
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Discovery benefits from detailed planning consent for 150,300 sq ft as set out below.



12m Clear Internal Height



50m Yard Depth



12 Dock Level Loading Doors



3 Ground Level Loading Doors



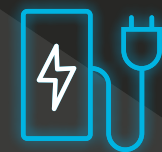
xxx kVA Power Supply



50 kN/m2 Floor Loading



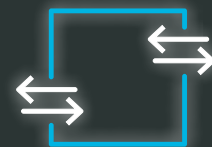
97 Car Parking Spaces



16 EV/PEV Charging Spaces



Two Storey Offices



Separate Car and HGV access



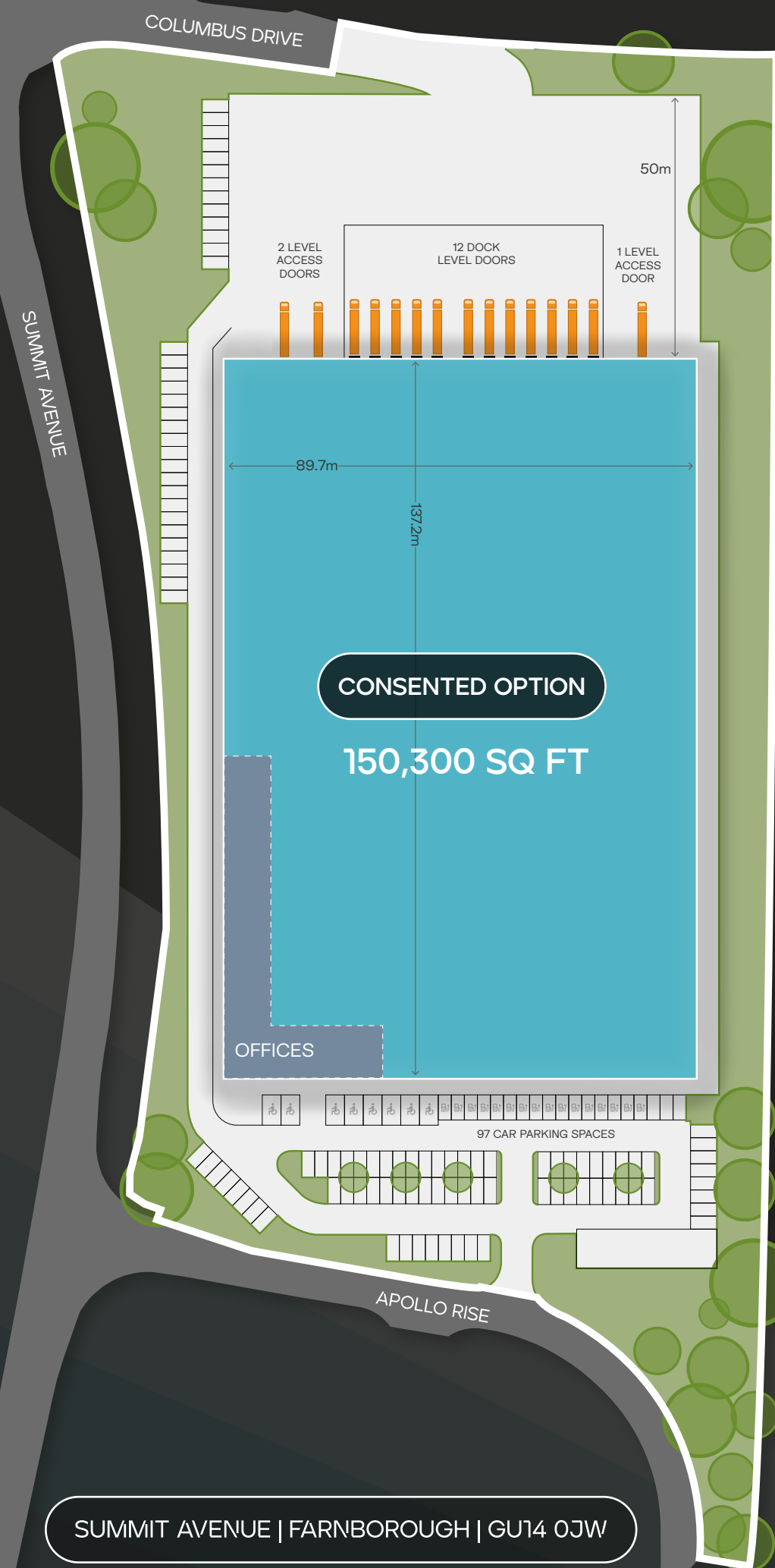
Secure Service Yard



Excellent Motorway Access

ACCOMMODATION

	SQ M	SQ FT
Warehouse	12,495	134,500
First Floor Office	733	7,900
Second Floor Office	733	7,900
TOTAL (GEA)	13,961	150,300



SPECIFICATION

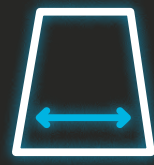
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Alternative building sizes and layouts can be also be accommodated on a Build to Suit basis.



12m Clear Internal Height



Up to 45m Yard Depth



Dock Level Loading Doors



Ground Level Loading Doors



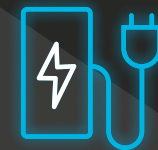
xxx kVA Power Supply



50 kN/m2 Floor Loading



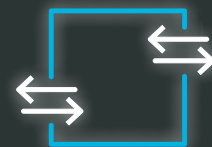
127 Car Parking Spaces



EV/PEV Charging Spaces



Office Accommodation



Separate Car and HGV access



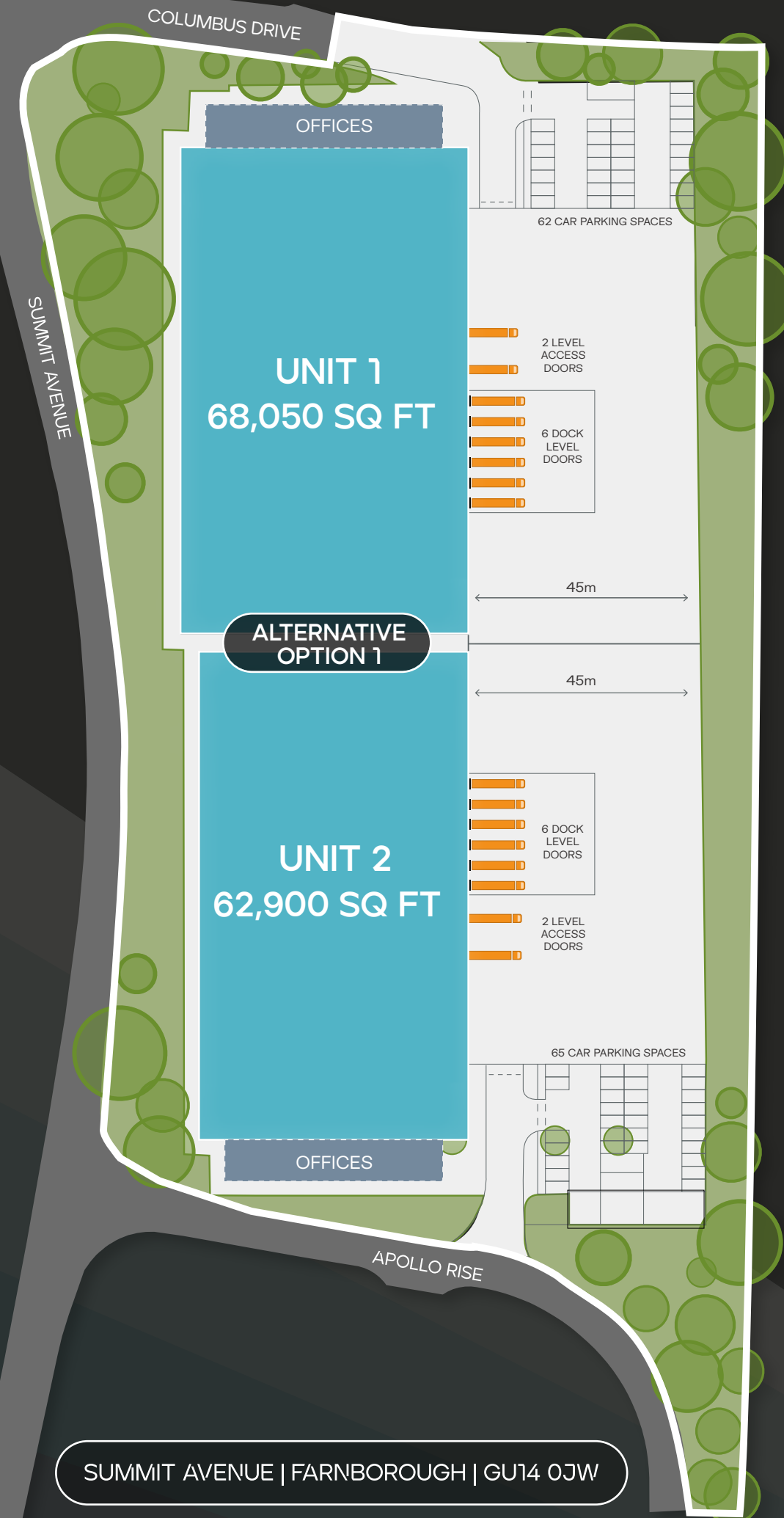
Secure Service Yards



Excellent Motorway Access

UNIT 1	SQ M	SQ FT
Warehouse GF	5,922	63,750
First Floor Office	399	4,300
TOTAL (GEA)	6,321	68,050

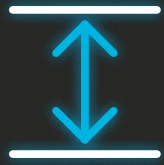
UNIT 2	SQ M	SQ FT
Warehouse GF	5,481	59,000
First Floor Office	362	3,900
TOTAL (GEA)	5,843	62,900



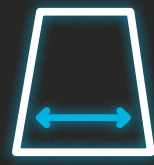
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Alternative building sizes and layouts can be also be accommodated on a Build to Suit basis.



12m Clear Internal Height



Up to 50m Yard Depth



Dock Level Loading Doors



Ground Level Loading Doors



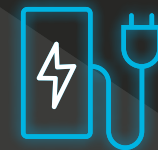
xxx kVA Power Supply



50 kN/m2 Floor Loading



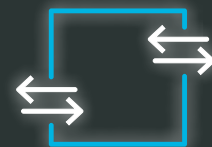
148 Car Parking Spaces



EV/PEV Charging Spaces



Office Accommodation



Separate Car and HGV access

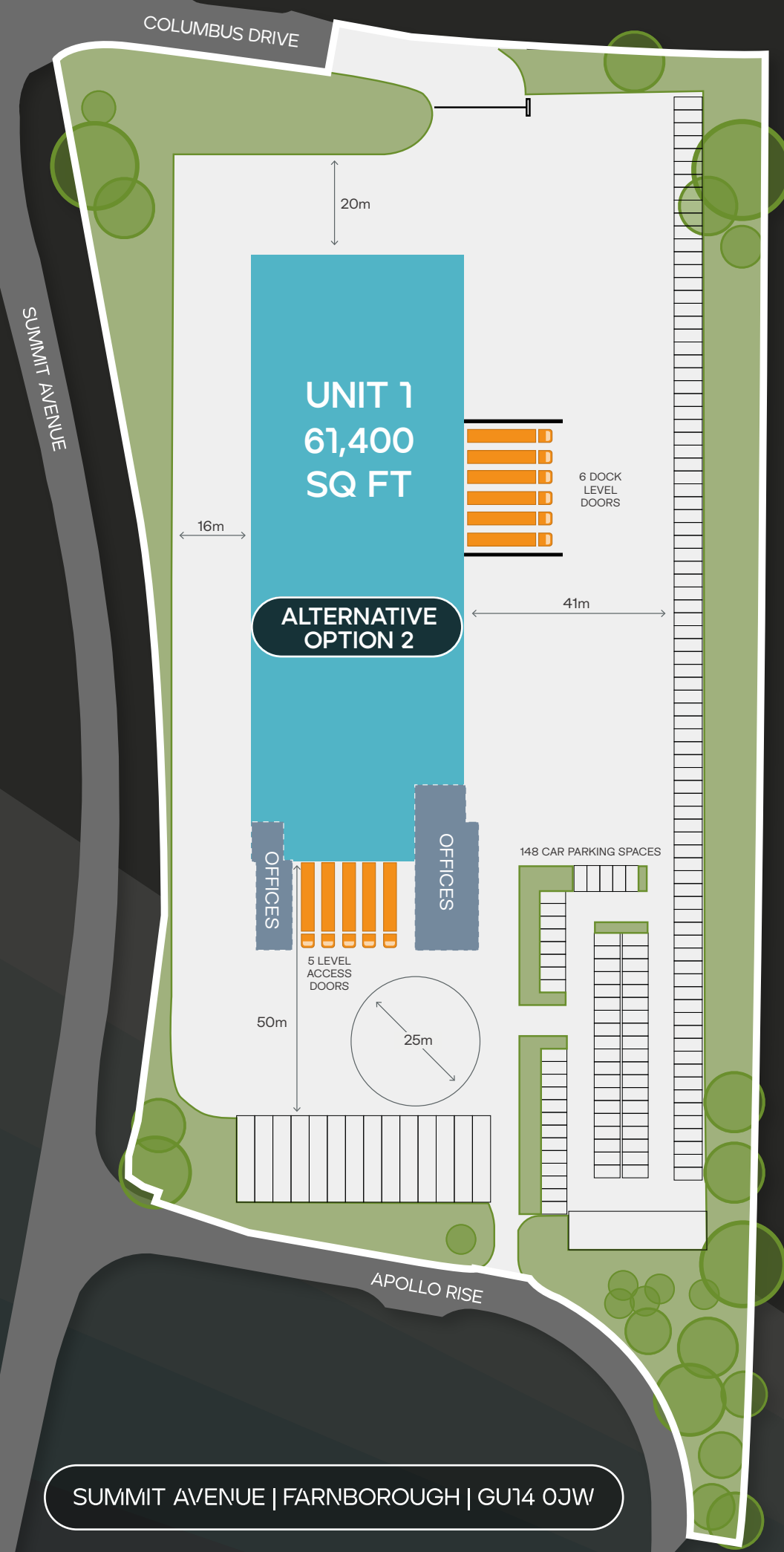


Secure Service Yards



Excellent Motorway Access

ACCOMMODATION	SQ M	SQ FT
Warehouse	5286	56,900
First Floor Office	418	4,500
TOTAL (GEA)	5,704	61,400



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ALTERNATIVE LAYOUTS



Targeting BREEAM 'Excellent'



Targeting EPC 'A'



Electric Vehicle Chargers



Photovoltaic Panels



LED Lighting



Secure Bike Racks



Landscaped Environment



LOCATION



DISCOVERY

Discovery is situated on Summit Avenue, strategically positioned 1.5 miles south of the M3 (Junction 4a), providing immediate connectivity across the South East, including direct access to the M25 Motorway (Junction 12) in just 15 miles.

Farnborough benefits from a wider catchment of 16.5 million within a 2 hour drive, providing occupiers access to an extensive consumer base, including affluent nearby conurbations and the entirety of Greater London.



	DISTANCE	DRIVE TIME
M3 J4A	1.5 MILES	5 MINS
A331	2.8 MILES	8 MINS
A31	8.0 MILES	15 MINS
M25 (J12)	15.0 MILES	18 MINS
M4 (J10)	15.0 MILES	25 MINS



	DISTANCE	DRIVE TIME
FARNBOROUGH AIRPORT	1.4 MILES	5 MINS
FARNBOROUGH TOWN CENTRE	2.0 MILES	6 MINS
BASINGSTOKE	15 MILES	20 MINS
GUILDFORD	15.5 MILES	25 MINS
CENTRAL LONDON	50.0 MILES	50 MINS
SOUTHAMPTON DOCKS	51 MILES	55 MINS



	JOURNEY TIME
WOKING	15 MINS
BASINGSTOKE	24 MINS
WIMBLEDON	26 MINS
WINCHESTER	32 MINS
LONDON WATERLOO	35 MINS



DISCOVERY

TERMS

Available on request.

CONTACTS

For further information, please contact the joint agents:

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
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