

AURORA PARK

Farnham

WATER LANE • FARNHAM • GU9 9NJ

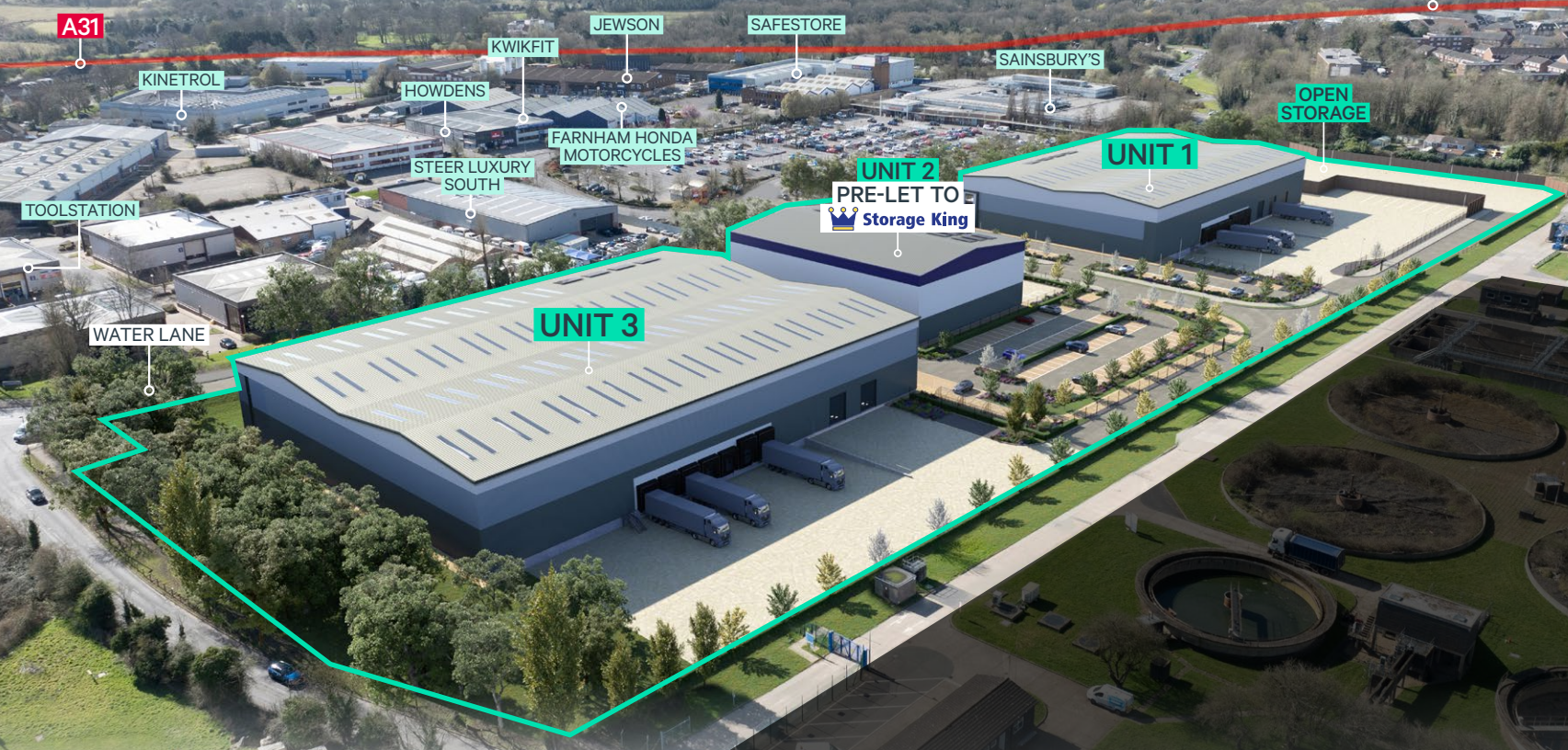
New industrial
/ warehouse units
62,722 & 74,379 sq ft
Plus 1.86 acres of open storage



TO LET OR PRE-LET

AVAILABLE Q1 2027

Description.



Aurora Park Farnham is strategically located 0.3 miles from the A31, which leads directly to the A3 (7.1 miles), providing access to Central London and the South Coast. This high specification development also benefits from being located 8.4 miles from Junction 4 of the M3 and 17.5 miles from the M25 (Junction 10).

- The scheme will comprise 2 industrial/warehouse units of 62,722 & 74,379 sq ft, plus 1.86 acres of open storage land.
- Both units will have dedicated secure yards, car parking and grade A offices.
- The units will aim to achieve market leading sustainability credentials, targeting EPC A and BREEAM 'Excellent'.



Excellent connectivity
via A31 & M3



1hr 18 min drive
to Central London



590,000
people within
30 minute drive



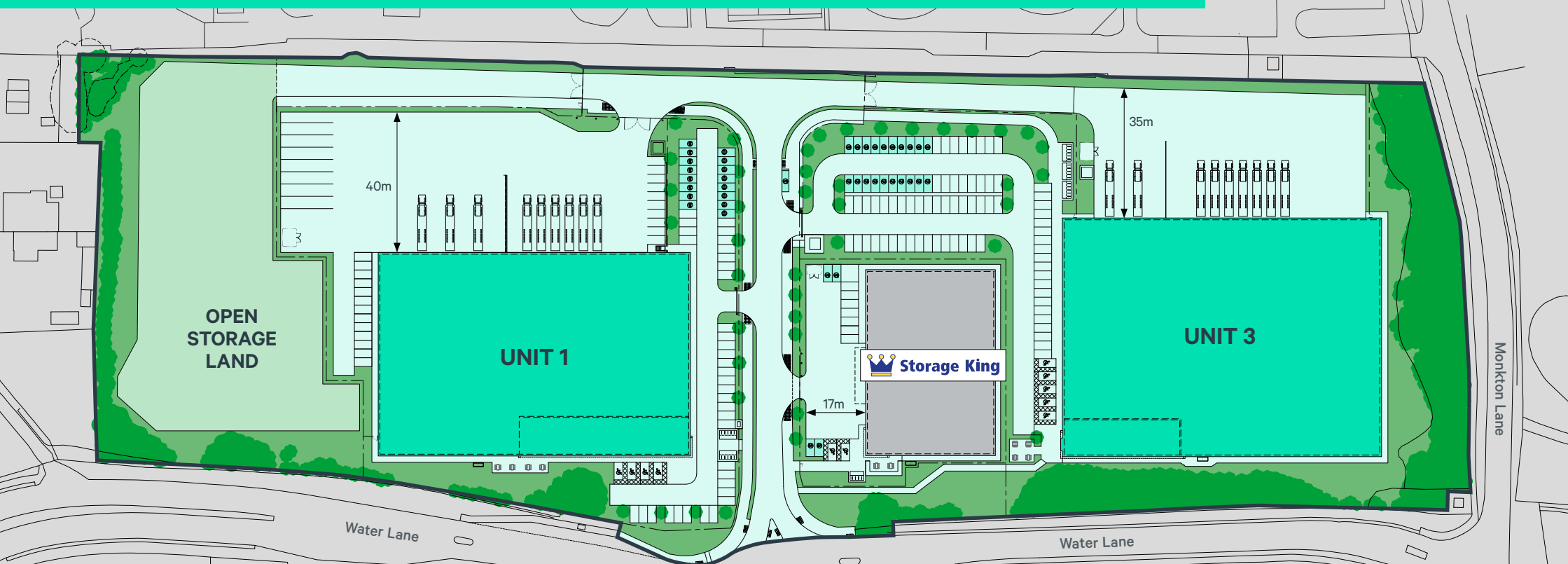
369,000
working age population
within 30 minute drive



256,000 skilled employees
within
30 minute drive



Accommodation.



All areas are on a GEA (Gross External Area) sq ft basis.

Unit	Warehouse	Offices	Total (sq ft)	Open Storage Land
1	55,585	7,137	62,722	1.86 acres
3	66,629	7,750	74,379	

Unit 1.

ACCOMMODATION	SQ FT (GEA)	SQ M (GEA)
Warehouse	55,585	5,164
Offices - First Floor	7,137	663
TOTAL	62,722	5,827


12m clear
internal height


6 dock level
loading doors


3 ground level
loading doors


40m
yard depth


79 car parking
spaces


8 HGV
parking spaces

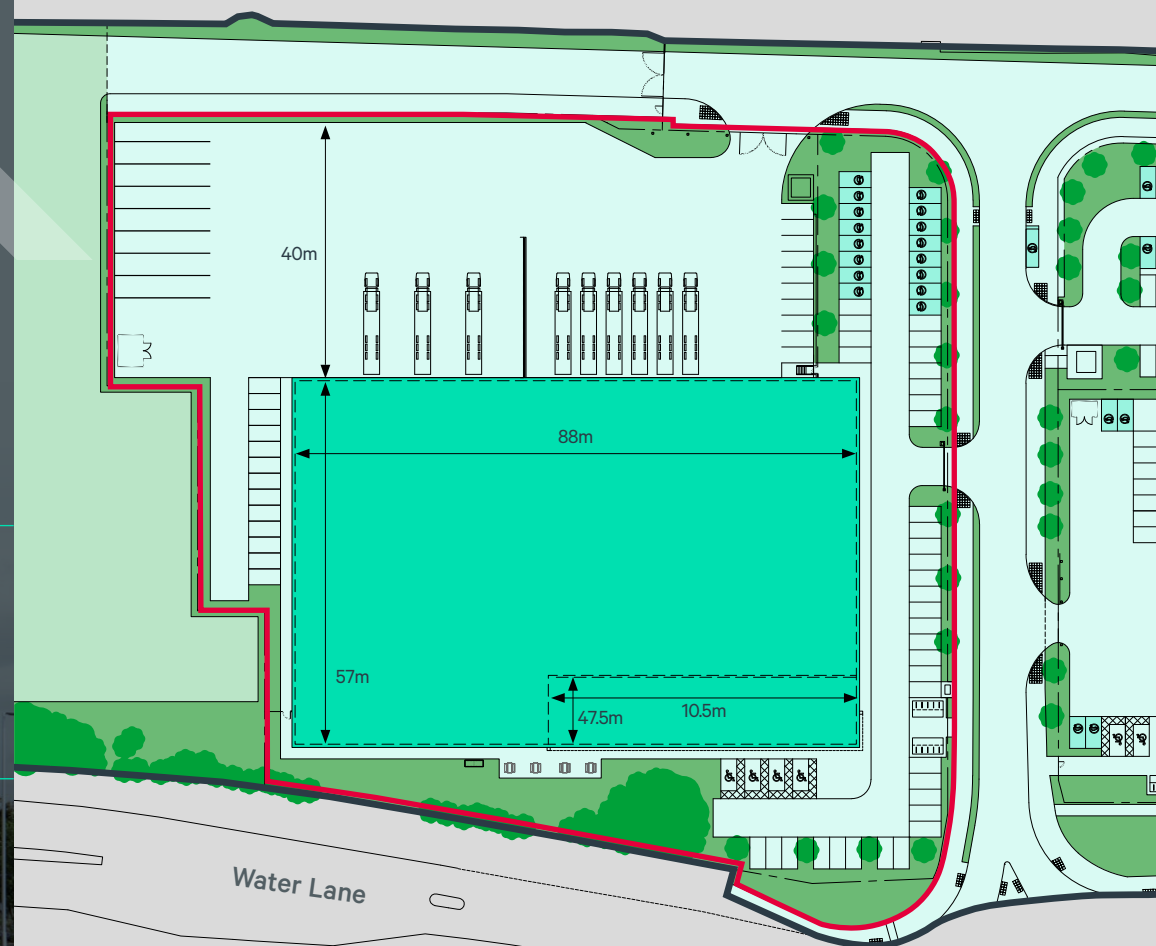

Grade A
offices


50kN sq m
floor loading


800kVA
onsite


12 year
collateral warranty


Secure
yard



62,722 SQ FT

Internal dimensions are approximate



Unit 1.

A SUSTAINABLE LOCATION

We strongly believe that if we all make meaningful, incremental improvements to everything we do, then together we can lead to lasting, positive environmental and social change. We're deeply committed to minimising our impacts on the environment whilst also maximising our positive impact on society.

Aurora Park Farnham is designed with long-term sustainability in mind, to help your business reduce costs and carbon emissions during occupation, as well as providing wellbeing benefits to your employees.

GREEN INITIATIVES INCLUDE:



Targeting EPC
A rating



Target BREEAM
'Excellent'



16 EV charging spaces



Secure
bicycle storage



Amenity
area



PV roof panels
Contributing over 10% of energy demand and saving 1,500 kg CO₂pa

Unit 3.

ACCOMMODATION	SQ FT (GEA)	SQ M (GEA)
Warehouse	66,629	6,190
Offices - First Floor	3,875	360
Offices - Second Floor	3,875	360
TOTAL	74,379	6,910


12m clear
internal height


7 dock level
loading doors


2 ground level
loading doors


35m
yard depth


95 car parking
spaces

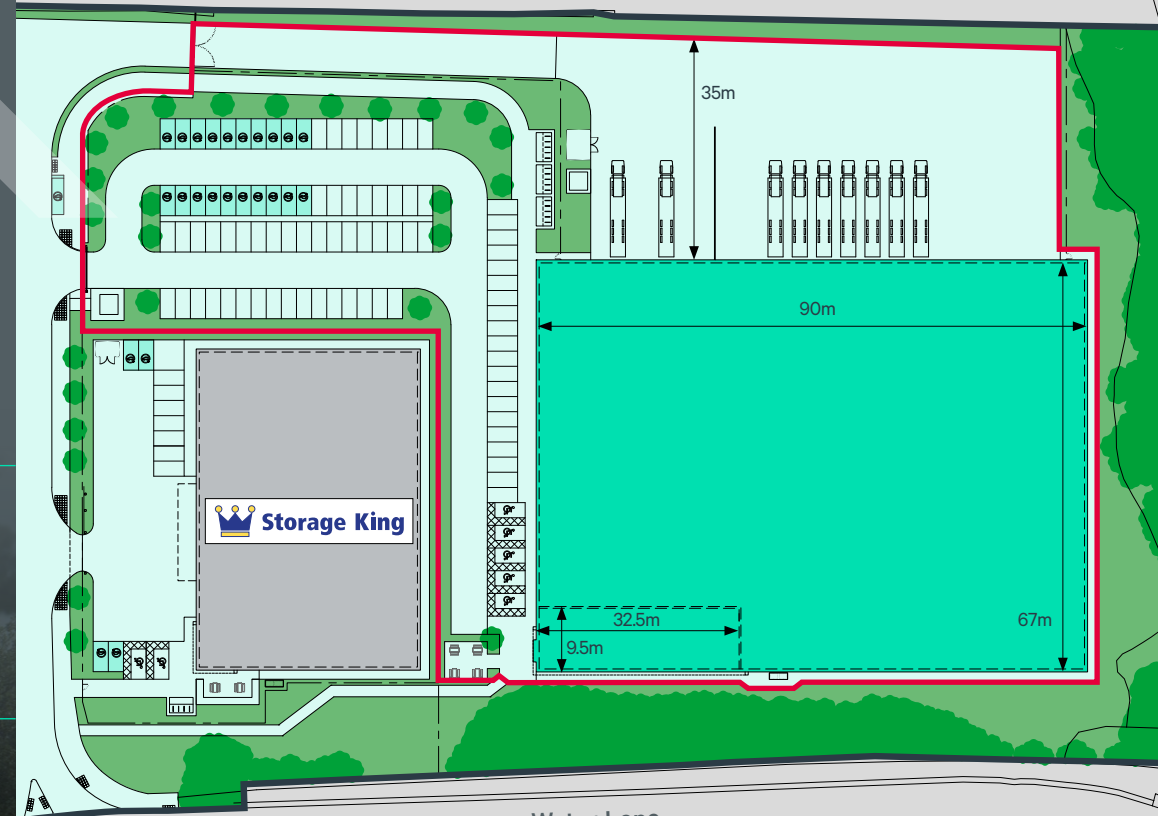

Secure
yard


Grade A
offices


50kN sq m
floor loading


800kVA onsite


12 year collateral
warranty available



Water Lane

74,379 SQFT

Internal dimensions are approximate



Unit 3.

A SUSTAINABLE LOCATION

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GREEN INITIATIVES INCLUDE:



Targeting EPC
A rating



Target BREEAM
'Excellent'



20 EV
charging spaces



Secure
bicycle storage



Amenity
area



PV roof panels
Contributing over 10% of energy demand and saving 1,500 kg CO₂pa

Location.



Click here to view
Google Maps



What3Words
///bags.speaks.zest

Drivetimes.

ROAD		Miles	Drivetime
		0.3	1 min
		7.1	9 mins
		8.1	11 mins
		17.5	20 mins



AIRPORT		Miles	Drivetime
		28.3	35 mins
		38	1 hr 3 mins



RAIL		Miles	Drivetime
		1.4	5 mins
		55 minute direct train to London Waterloo	
		23 minute direct train to Guildford	



AMENITIES		Ft/Miles	Drivetime
		400 ft	1 min
		0.3	1 min
		0.5	2 mins
		0.9	4 mins
		1.5	6 mins



Contact.

For further information or to arrange a viewing
please contact the agents:

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auroraparks.co.uk/farnham

A DEVELOPMENT BY:

Hines



Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. December 2025 | 251740/04/25

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