



Archipelago

LYON WAY, FRIMLEY GU16 7ER



Modern fully refurbished offices **TO LET**
Office park setting



Archipelago

Excellent parking ratio from 1:180 sq ft

Less than 1 mile from J4 M3

Within walking distance of all town centre amenities

Quality business park environment

Location

Archipelago Office Park is situated adjacent to the M3 motorway at the Frimley/Camberley interchange. Within a 5 minute walk Frimley town centre offers a variety of shopping and banking facilities, as well as a restaurant, pubs and a Waitrose supermarket.

Junction 4 of the M3 motorway is only 1 mile from Archipelago Office Park, enabling swift access to the M25 and the national motorway network. The A331 Blackwater Valley Route offers excellent links to the A3, A30 and the M4. Farnborough mainline railway station is less than 2 miles distant and provides a fast and frequent service to London Waterloo (approx 35 minutes journey time).

Heathrow Airport is about 23 miles distance, Gatwick Airport about 36 miles and Farnborough Airport (for private business flights) only 4 miles distance.

Description

Archipelago comprises a campus of 6 modern office buildings situated around a central landscaped courtyard. The buildings are constructed to a high standard being principally finished externally with brick work, cladding and glazing with a pitched slate covered roof.

The properties benefit from a generous car parking ratio of 1:180 sq ft.



Amenities

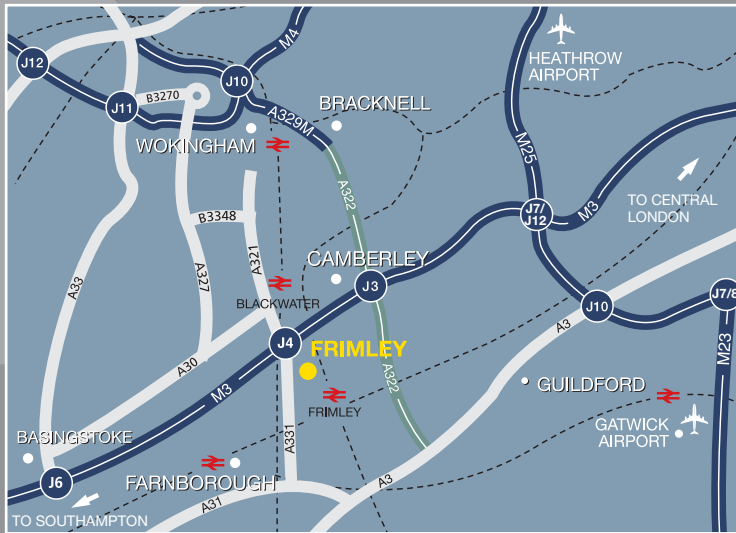
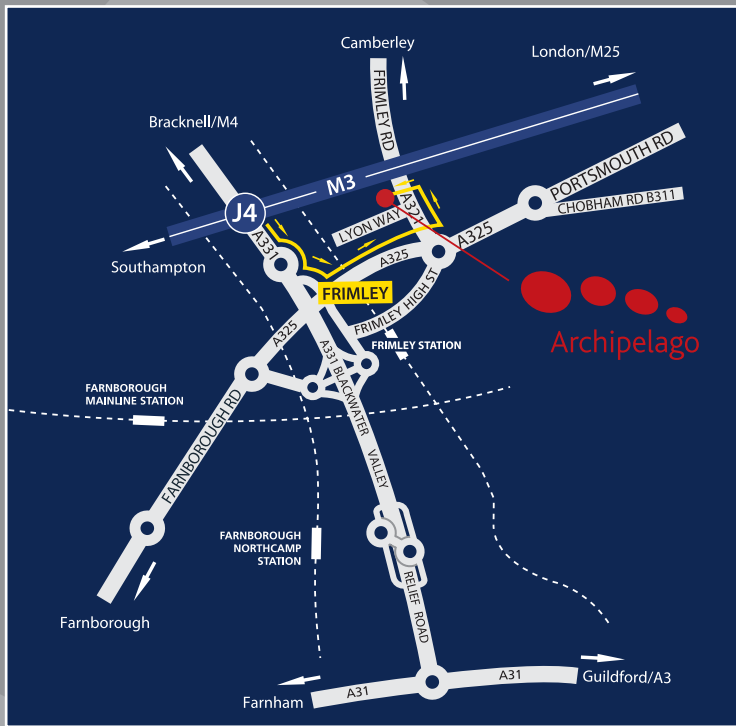
The specification for each of the buildings include:

- VAV air conditioning
- Full access raised floors
- Suspended ceilings
- Excellent parking ratio of 1:180 sq ft
- Recessed fluorescent strip lighting
- Entry phone system
- Male and female WCs on each floor
- Mature landscaping



Archipelago
Office Park





Viewing

For further information contact either of the joint sole agents below.

Hurst Warne
01252 816061
www.hurstwarne.co.uk

Vail Williams
01276 682501
vailwilliams.com