

P INEHURST

FARNBOROUGH ROAD FARNBOROUGH GU14 7JG



AIR CONDITIONED GROUND FLOOR OFFICES

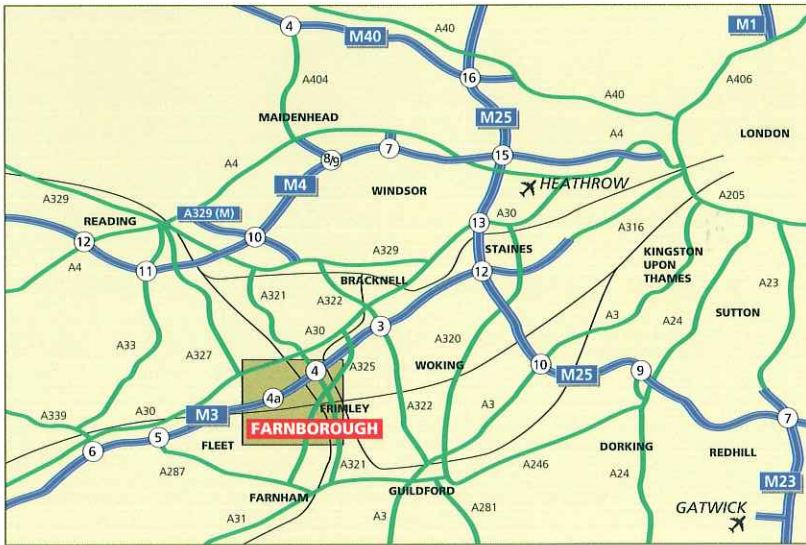
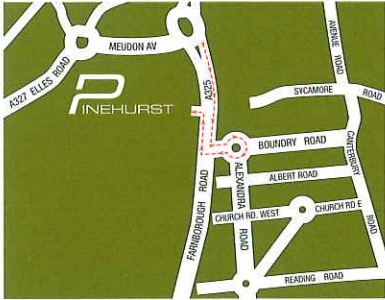
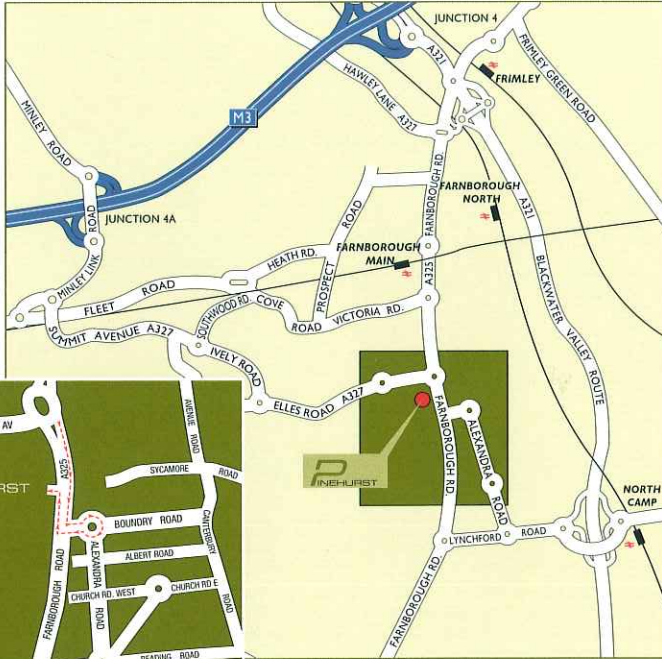
28,105 SQ FT (2,611 SQ M)

142 CAR PARKING SPACES

LOCATION

Pinehurst is located on the south side of Farnborough Town Centre close to the shops and a short walk from Farnborough Mainline Train Station.

The property is a short drive from the A331 (Blackwater Valley route) providing swift access to Junction 4 of the M3 and the A3 (via A31). Nearby occupiers include IBM, Nokia and QinetiQ.



COMMUNICATIONS

Train journey times (approximate):

Waterloo	32 mins	Basingstoke	15 mins
Woking	12 mins	Reading	25 mins
Guildford	17 mins		

TERMS

Available by way of a sub-lease expiring July 2016.

VIEWING

Strictly through the joint sole agents.

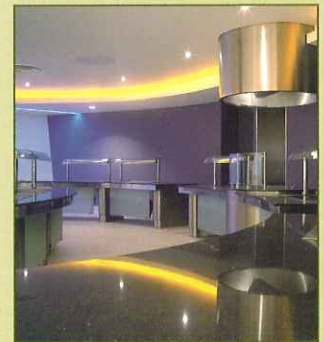


DESCRIPTION

Pinehurst is a modern two storey office building. The property benefits from a full height glazed atrium and passenger lift.

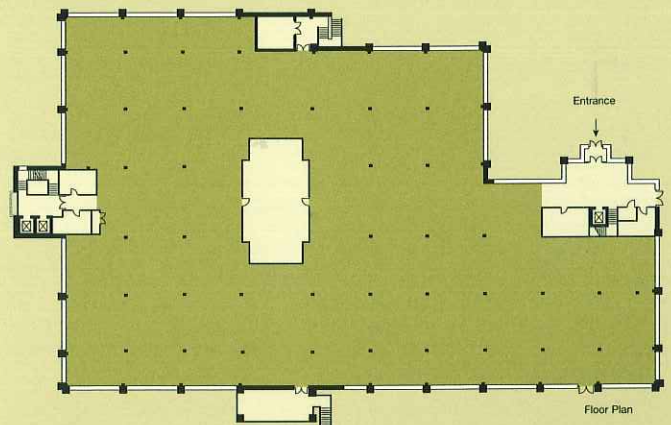
AMENITIES

- Four pipe fan coil air conditioning
- Raised floors
- Suspended ceilings
- Category II lighting
- 142 parking spaces (1:197sq ft)
- Secure access
- Existing power & data cabling
- Impressive ground floor reception



FLOOR AREAS

Ground 28,105 sq ft 2,611 sq m



www.pinehurst-farnborough.co.uk

Atisreal
020 7338 4000

Hurst Warne
01252 816061
www.hurstwarne.co.uk