



# 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



Shipelago  
Office Park





### Viewing

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

**Hurst Warne**  
**01252 816061**  
[www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)

**Vail Williams**  
**01276 682501**  
[vailwilliams.com](http://vailwilliams.com)

# Energy Performance Certificate

## Non-Domestic Building



Unit 1, Archipelago Business Park  
Lyon Way  
Frimley  
CAMBERLEY  
GU16 7ER

Certificate Reference Number:  
0292-3010-0384-0090-4391

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 79

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 1871  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

55 If newly built

126 If typical of the existing stock