



ARCHIPELAGO

LYON WAY FRIMLEY GU16 7ER

TO LET

2,359 – 16,155 SQ FT

Modern refurbished, air-conditioned offices in an office park setting with exceptional parking



DESCRIPTION

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

The estate benefits from a generous car parking ratio.

ACCOMMODATION

Measured on a net internal basis:

BUILDING 1	SQ M	SQ FT
Ground Floor	541.16	5,825
Part First Floor	219.15	2,359

BUILDING 2	SQ M	SQ FT
Ground Floor	234.39	2,523
First Floor	255.76	2,753
Second Floor	250.37	2,695
TOTAL	**1,500.83**	**16,155**

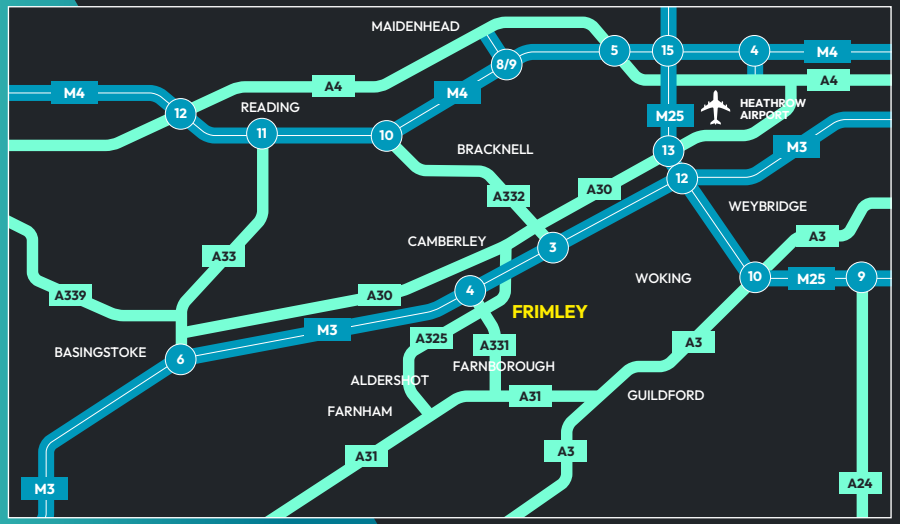


SPECIFICATION

The accommodation is being offered fully refurbished.

- New HVAC system
- Generous onsite parking
- Suspended ceilings
- LED lighting
- Full access raised floors
- 8 person passenger lift
- EPC Rating B
- Fully fitted options available
- Fitted kitchen and breakout space
- Entry phone system
- Male and female WCs
- Mature landscaping





LOCATION

Archipelago is situated close 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, enabling swift and easy access to the M25 and the national motorway network.

The A331 Blackwater Valley Road offers excellent links to the A3, A30 and the M4. Farnborough mainline railway station is less than 2 miles away and provides a fast and frequent service to London Waterloo (approx 35 minutes journey time).

By car	miles
Farnborough Train Station	1.8
J4 M3	1.4
J10 M25	13
J10 M4	14
Heathrow Airport	17
Central London	34

By train (from Farnborough)	mins
Woking	9
London Waterloo	37
Southampton Airport	47
Southampton	55

VIEWING

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