

200 Fowler Avenue

**FARNBOROUGH
BUSINESS PARK**

GU14 7JP

31,945 sq ft
Grade A office space

farnboroughbusinesspark.co.uk





200 Fowler Avenue

200 Fowler Avenue is prominently positioned on Farnborough Business Park, in the heart of a thriving business community.





VILLAGE
HOTEL CLUB



Swimming Pool
Gym

Town Centre
8 minutes

Café

M3 Junction 4a
10 minutes

COSTCO
WHOLESALE

COSTA
COFFEE

Café

Farnborough Airport

The Hangar



Aviators Café

Busy Bees.

Heritage Quarter
Wind Tunnels

GREENE KING

London
Basingstoke

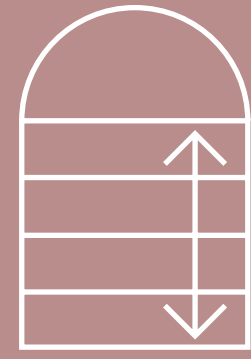
Farnborough Main
12 minutes

Farnborough North
25 minutes

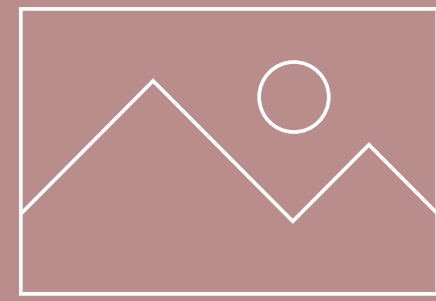
Reading
Guildford

M3 Junction 4
10 minutes

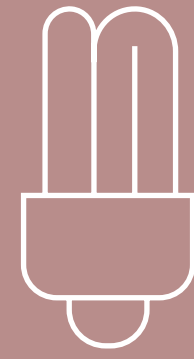
EVERY DETAIL MATTERS



Double height reception



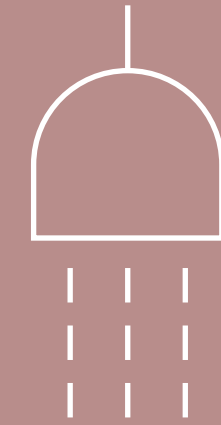
Centrally located within the estate with iconic views over the Heritage Square and Farnborough Airport



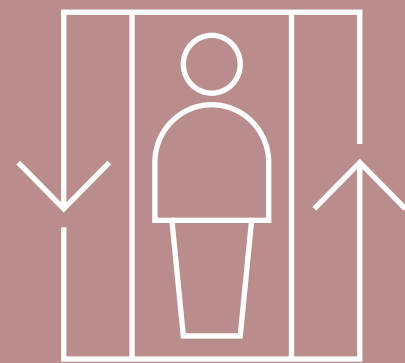
Suspended ceiling with LED lighting



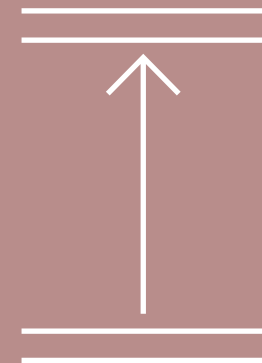
Fitted offices



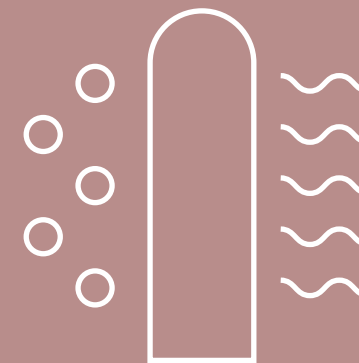
Shower facilities



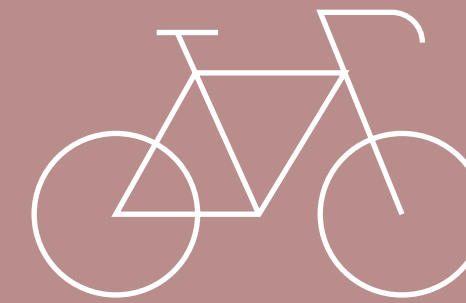
Two passenger lift



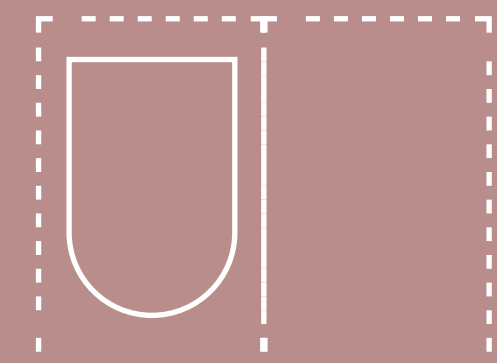
Raised access to floor with 200mm void



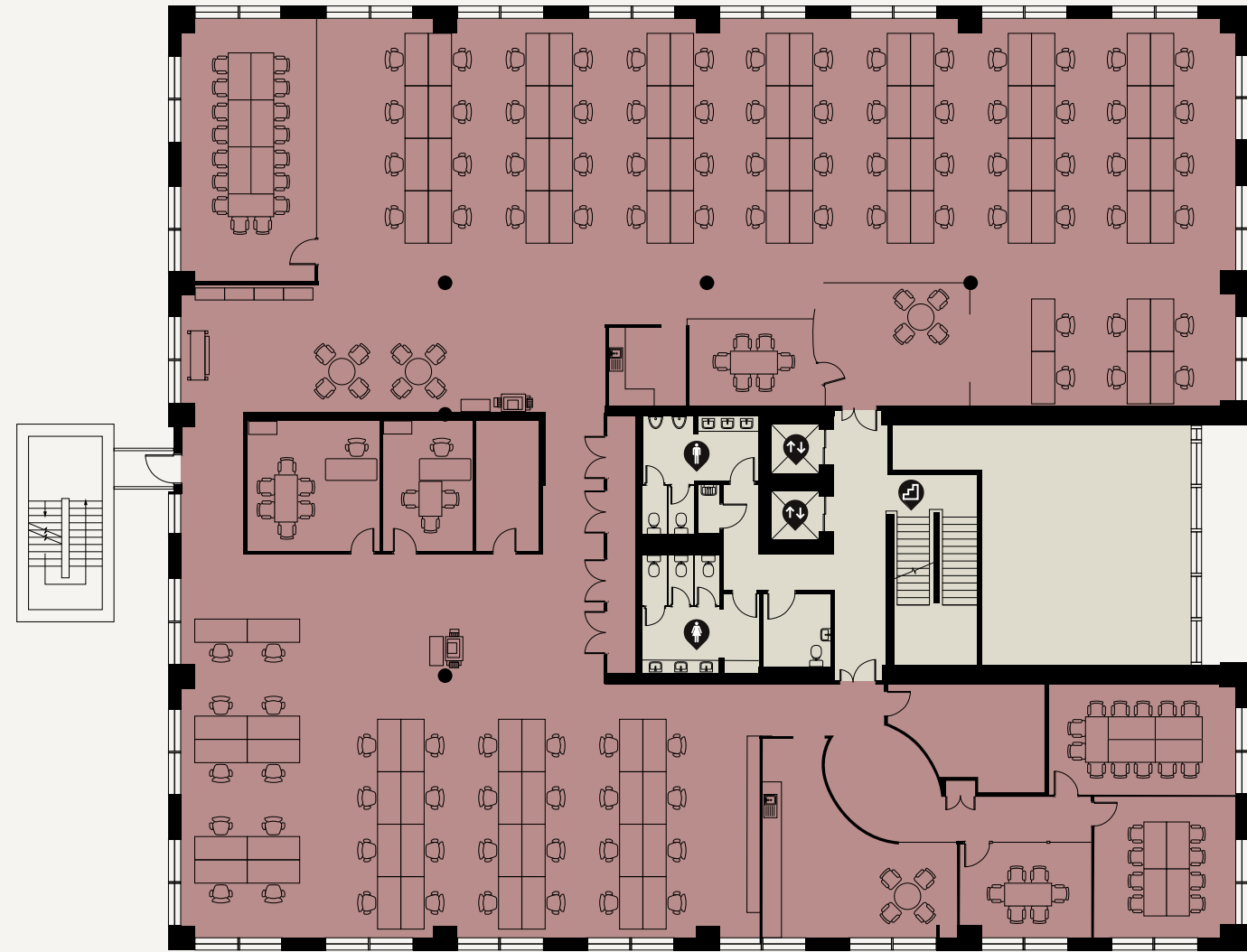
Air conditioning



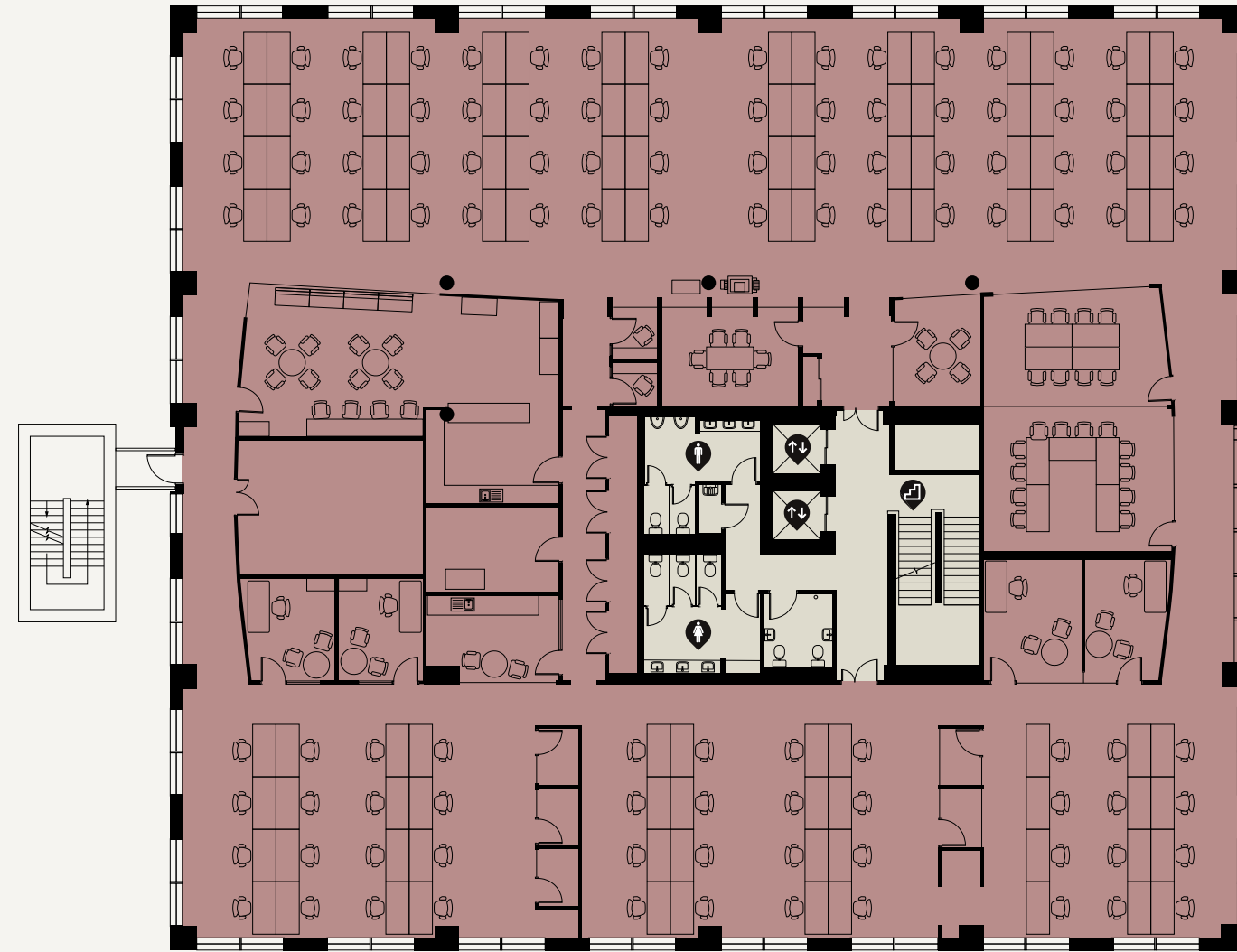
Bike racks



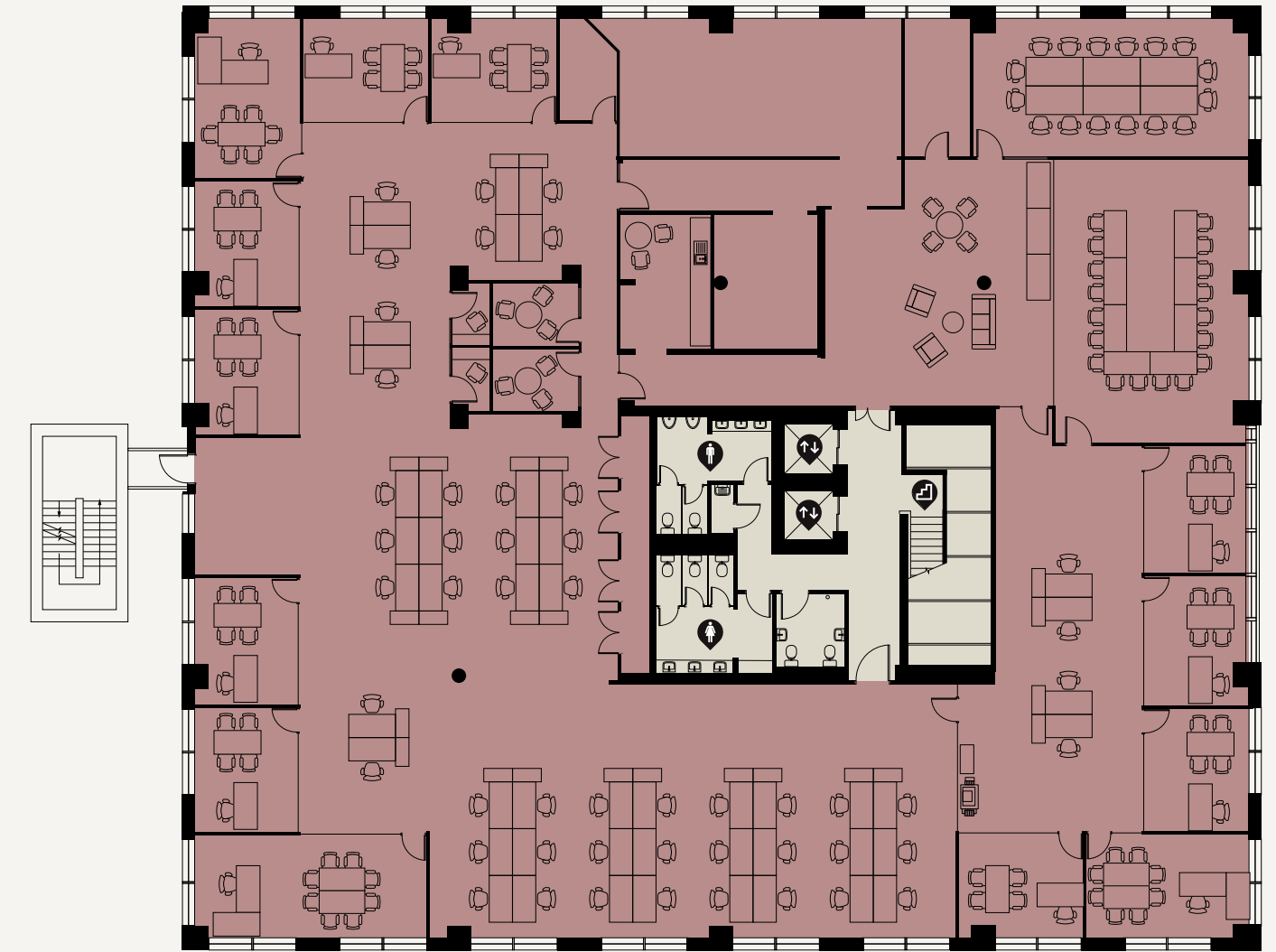
Car parking ratio of 1:270 sq ft



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

WORKSPACES

200 Fowler Avenue offers a range of flexible, stylish space – complete with views of the iconic hangar.

FLOOR	SQ FT	SQ M
3	10,937	1.016
2	10,937	1.016
1	10,071	936
TOTAL	31,945	2,968

(All areas are measured on a Net internal basis)





NOTICING THE LITTLE THINGS

THAT OFTEN GO UNNOTICED

The onsite team at Farnborough go out of their way to exceed expectations. Their customer service levels are second to none, they are always on hand for any query, big or small.

7

House keepers

5

Landscapers

9

Security officers

5

Facility managers

9

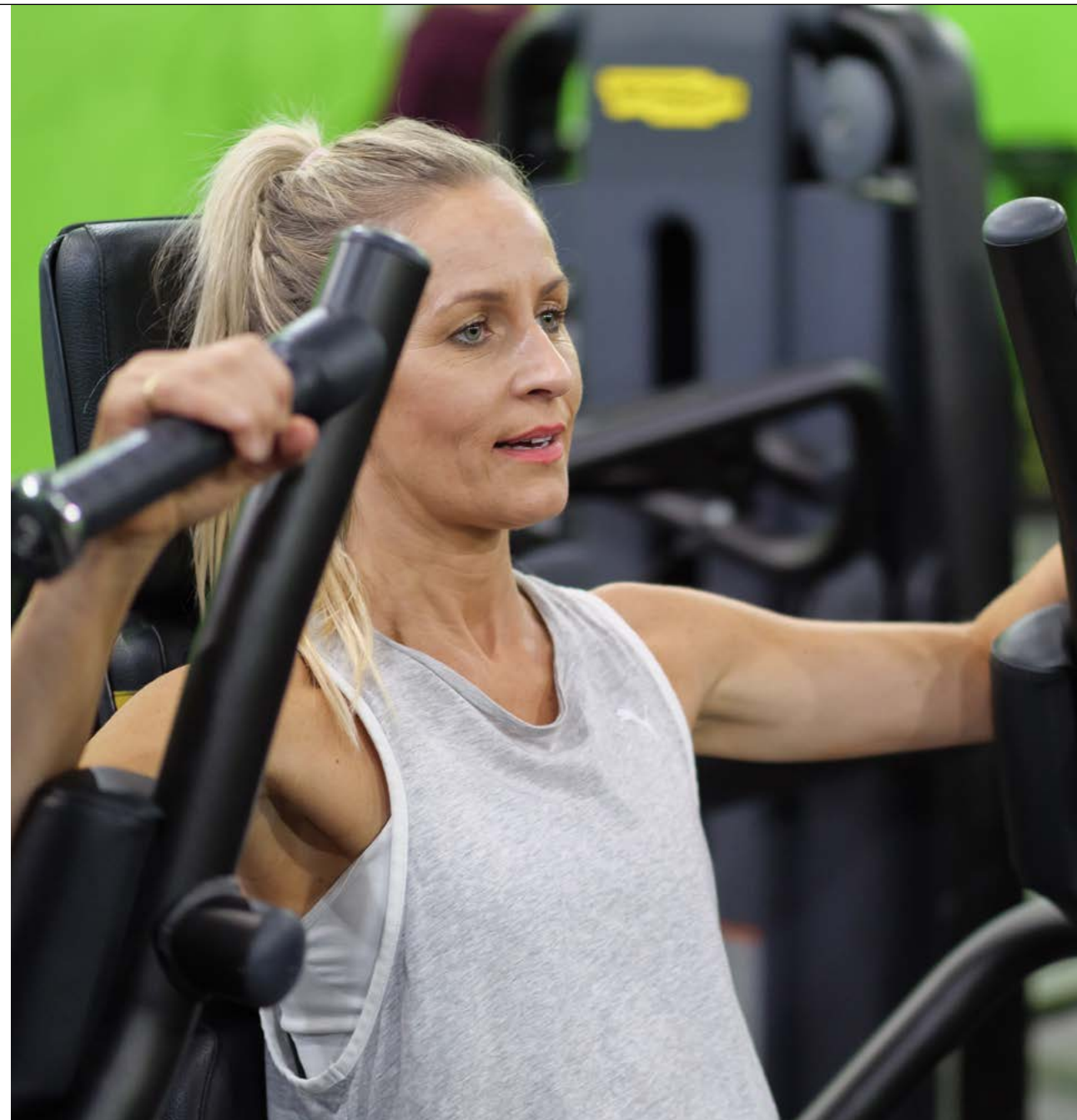
Front of
house staff

3

Maintenance
engineers

240

Collective hours
on site per day

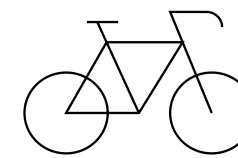


FITWEL 3-STAR CERTIFIED

We're proud to be the first business park in the world to be awarded a FITWEL 3-star accreditation.

IN FULL BLOOM

This is the platform you need to grow the right way. From renewable power to protected biodiversity, Farnborough Business Park is all set up to help you hit your targets and reduce your carbon footprint.

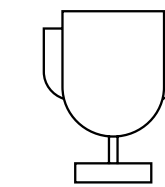


TRANSPORT

Ryde hire bikes free to use for all occupiers

Electric vehicle charging

Regular bike doctor visits



ENVIRONMENT

Allotments and composting area on-site

Winner of BALI landscaping award

Light-coloured pavements to reduce summer temperatures

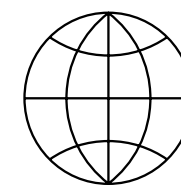


WILDLIFE

Woodpiles installed to encourage wildlife

Hedgerow management programme

Hedgehog houses, bat boxes and bird feeders

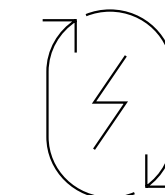


CERTIFICATION

ISO 14001 environmental management system

Green Flag award

FITWEL
3-star accreditation

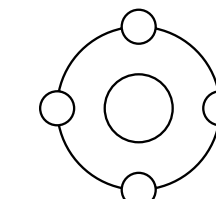


ENERGY

100% renewable energy

Rooftop solar PV

Energy-efficient lighting



TARGETS

Net zero carbon emissions by 2050



COMMUNITY MATTERS

There's much more to work than the job at hand. Over the years, we've created a vibrant community, brought together by a full calendar of seasonal festivities and a tasty range of pop-up food stalls.

The site also attracts the wider community, playing host to famous events like The Antiques Roadshow, Farnborough Air Show, and Hampshire Welcomes the World.

To get fully immersed in everything going on, occupiers can download our app, Park in your Pocket.



ELEVATE YOUR DAY

We're all about work-life balance. From the state-of-the-art gym to bustling cafes and cultural experiences, here there's something for everyone.

There are plenty of handy amenities on offer too, including the Village hotel, on-site child care, and a whole host of nearby shops.



RYDE HIRE BIKES

Get fit in the fresh air plus regular bike doctor visits



GREEN SPACES

Relax and unwind in nature



COSTA AND STARBUCKS

Catch-up with friends or colleagues over a coffee



EVENTS

From exercise classes to quizzes and more



VILLAGE GYM

Do a workout, have a swim or relax in the sauna



HERITAGE QUARTER

Immerse yourself in aviation history



POP-UP SHOPS

Enjoy retail therapy at pop-up outlets



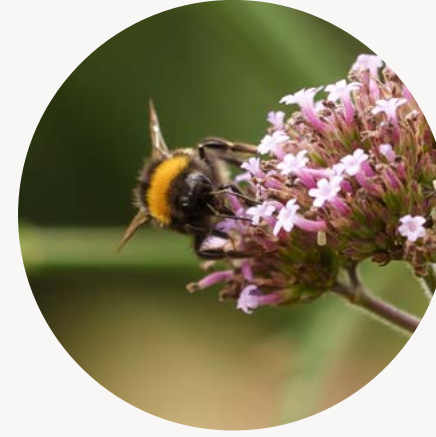
BUSY BEES NURSERY

High quality, convenient childcare



AVIATORS CAFÉ

Refuel with a wide selection of healthy, delicious food



WILDLIFE

Watch birds, bees and bats attracted by the park's biodiversity



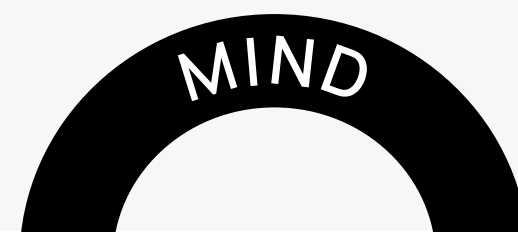
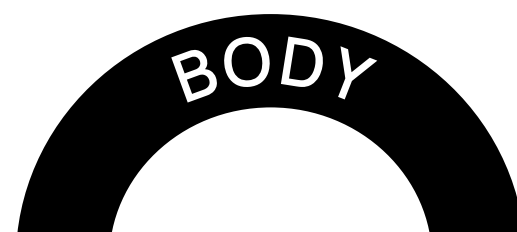
VILLAGE HOTEL

Welcome visitors to 4-star accommodation



PLANTING PROGRAMME

6,000 bulbs planted in 2021

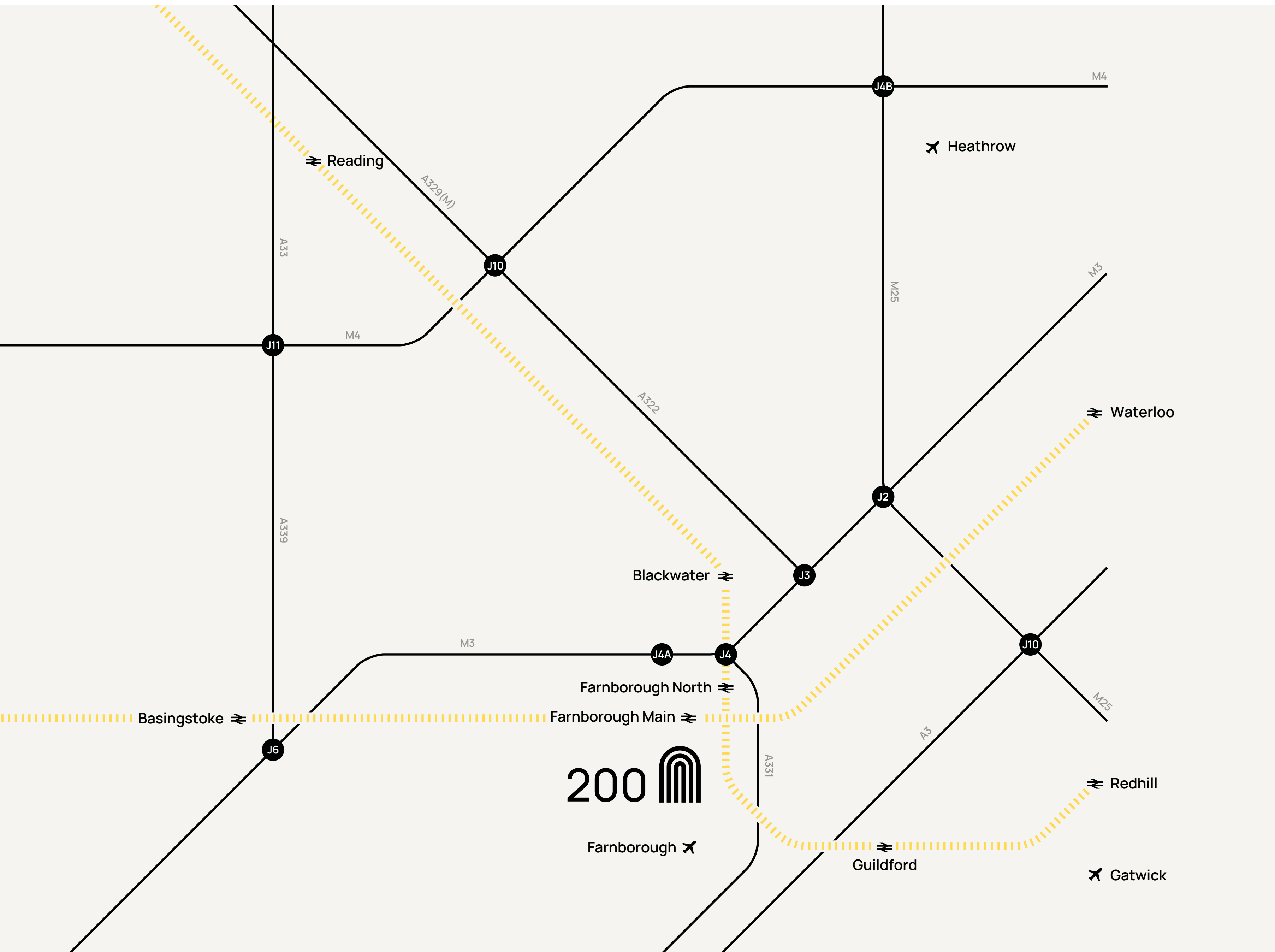




EASILY ACCESSIBLE

BY ROAD, RAIL AND AIR

Just 60 minutes and 40 miles from London City Centre, Farnborough Business Park is moments from the M3, a mile from the nearest train station, and 30 minutes from Heathrow.



FARNBOROUGH BUSINESS PARK
GU14 7BF



10 minutes
M3 Junction 4

30 minutes
Heathrow Airport

55 minutes
Gatwick Airport

60 minutes
Central London



8 minutes
Town centre

12 minutes
Farnborough Main Station

25 minutes
Farnborough North Station



9 minutes
Woking

14 minutes
Basingstoke

34 minutes
London Waterloo



12 minutes
Battersea Heliport London



Courtesy private
scheduled bus service
to town centre

For more information please contact the joint agents:



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