

CHESTER HOUSE

FARNBOROUGH AEROSPACE CENTRE
FARNBOROUGH GU14 6TQ



Flexible Office Accommodation
with unrivalled car parking at 1:180 sq ft
7,268 - 20,268 sq ft **TO LET**

The on-site amenities include conference facilities, gym, restaurant and a Starbucks coffee bar.



Farnborough Aerospace Centre is one of the premier business parks in the South, comprising nine headquarter style office buildings totalling approximately 584,480 sq ft, set within 36 acres of landscaped business park environment.

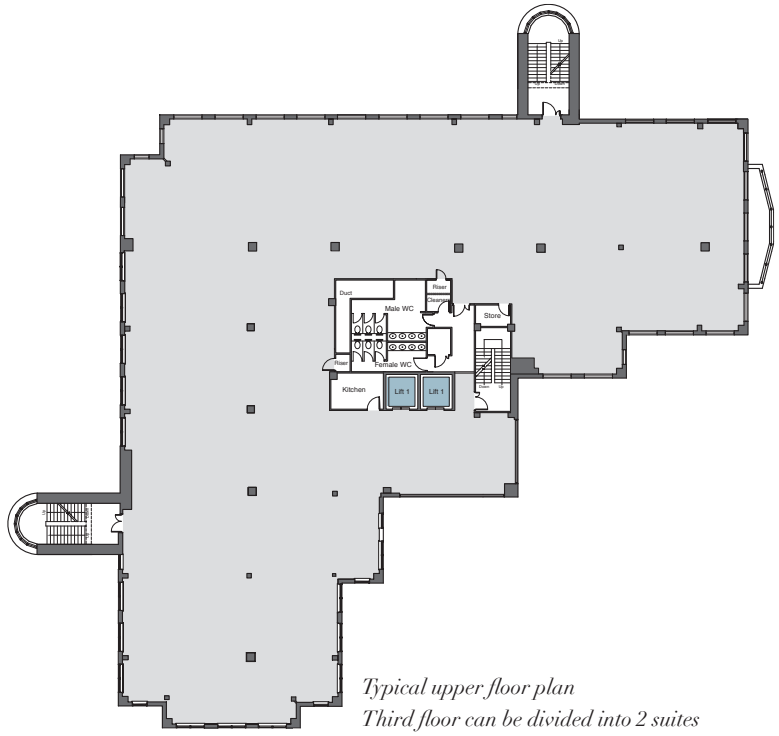
The Aerospace Centre is one of the two largest business parks in this location, along with Farnborough Business Park. The Park has attracted a wide range of global occupiers, including Zurich Insurance, Lockheed Martin, Infor, Fluor and BAE Systems Plc.

The park is supported by a range of amenities including:

- Starbucks coffee bar
- Conference facilities
- Park security
- Restaurant
- Gymnasium
- Public bus routes
- Dedicated Park shuttle bus to station







Internally, the property benefits from the following specification:

- **Impressive double height reception**
- **Fully accessible raised floors**
- **Metal tile suspended ceilings with Cat II lighting**
- **Fitted in part**
- **4 Pipe Fan Coil air conditioning**
- **2 x passenger lifts**
- **Male and Female WCs on each floor**
- **Car parking ratio of 1:180 sq ft**



DESCRIPTION

Chester House is situated on Aerospace Boulevard, bordering the western corner of Farnborough Aerospace Centre and directly south of Farnborough Airport.

Chester House was constructed in the early 1990s to provide a prominent self-contained headquarters office building. The building totals approximately 49,376 sq ft (4,587 sq m) NIA of well specified good quality office accommodation arranged over ground and three upper floors.

The building is L shaped with a central core and benefits from excellent natural light with extensive views across Farnborough Aerospace Centre and the adjacent Farnborough Airport.

An exceptional and unique working environment





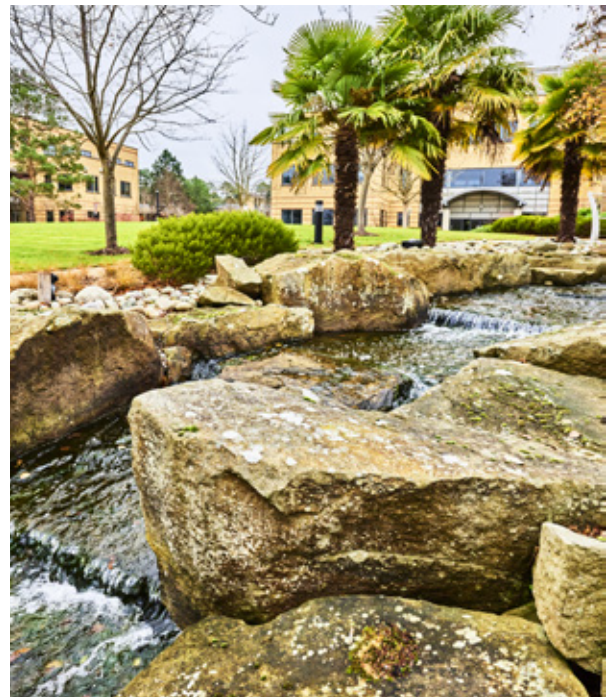
LOCATION

Farnborough is situated approximately 35 miles south west of Central London.

The town has excellent road communications with both Junctions 4 and 4a of the M3 motorway only 4 miles to the north, providing direct access to the national motorway network via the M25 motorway (Junction 12) 15 miles to the east. Farnborough is also well positioned for both Heathrow and Gatwick airports, located 25 miles to the north and 45 miles to the east respectively via the M3 and M25 motorway.

Mainline rail communications from Farnborough are excellent with regular direct services (five trains per hour during peak times) to London Waterloo with a journey time of approximately 37 minutes. In addition, regular services are provided to Reading (25 minutes) - Crossrail hub in 2018 and Guildford (17 minutes) via Farnborough North mainline.

Key occupiers in the area include Fluor, Siemens Plc, INC Research, Time Inc, Virgin Media, Aon, QinetiQ and HP.



TERMS

The office space is available on the basis of a new full repairing and insuring sub lease for a expiring 30/12/2023.

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