

BRENNAN HOUSE



Prime self-contained HQ office building

30,879 sq ft (2,869 sq m) Grade A accommodation





01.

A SELF-CONTAINED THREE STOREY BUILDING, RECENTLY REFURBISHED TO A VERY HIGH STANDARD

The building has a very generous parking ratio of 1:192 sq ft.





Located adjacent to Farnborough Airport, Brennan House is part of a large, established business community at Farnborough Aerospace Centre, set in an established parkland setting.





02.

AN OUTSTANDING WORKING ENVIRONMENT

Brennan House benefits from flexible floor plates and contemporary common areas.

It has been designed to accommodate a number of occupiers and to create a vibrant and exciting working environment.



Reception with bespoke feature LED light fitting



Raised access floor (void circa 125mm)



New suspended ceilings



2 x DDA compliant lifts



161 car parking spaces (1:192 sq ft)



EPC – C (66)



VRF air-conditioning, at an occupational density of 1:10 sq m



LG7 compliant recessed LED lighting with daylight dimming/PIRs detection control



Refurbished WCs with separate self-contained disabled WC to each floor



Shower facilities



24 hour estate security



On-park restaurant



Spacious, bright reception



Efficient, flexible floorplates



Post refurbishment image



Modern bathrooms



03.

UNIQUE FACILITIES ON YOUR DOORSTEP

Farnborough Aerospace Centre is set within mature, landscaped grounds with an impressive tree-lined boulevard entrance.

Facilities on the park include a restaurant/café, shop, cashpoint, and gymnasium with a regular bus service linking to Farnborough town centre and Farnborough Station.



The Train Station gym

The onsite restaurant/café



Located within a short distance is Princes Mead shopping centre where you can find a food hall stacked with options.

If great food and drink is what you're after then check out the Brasserie or Sky Bar at the nearby Aviator Hotel.

The local Vue cinema gives you a chance to unwind after a long day.

For business travellers, the Village Hotel & Gym offers high level corporate facilities.



The Village Hotel and Gym

Farnborough town centre



Princes Mead Shopping Centre

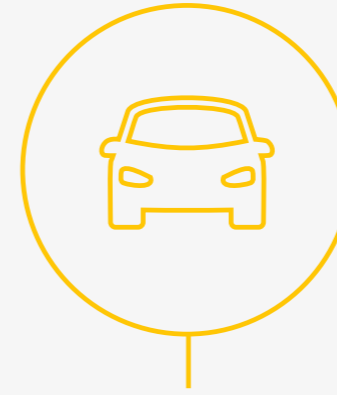
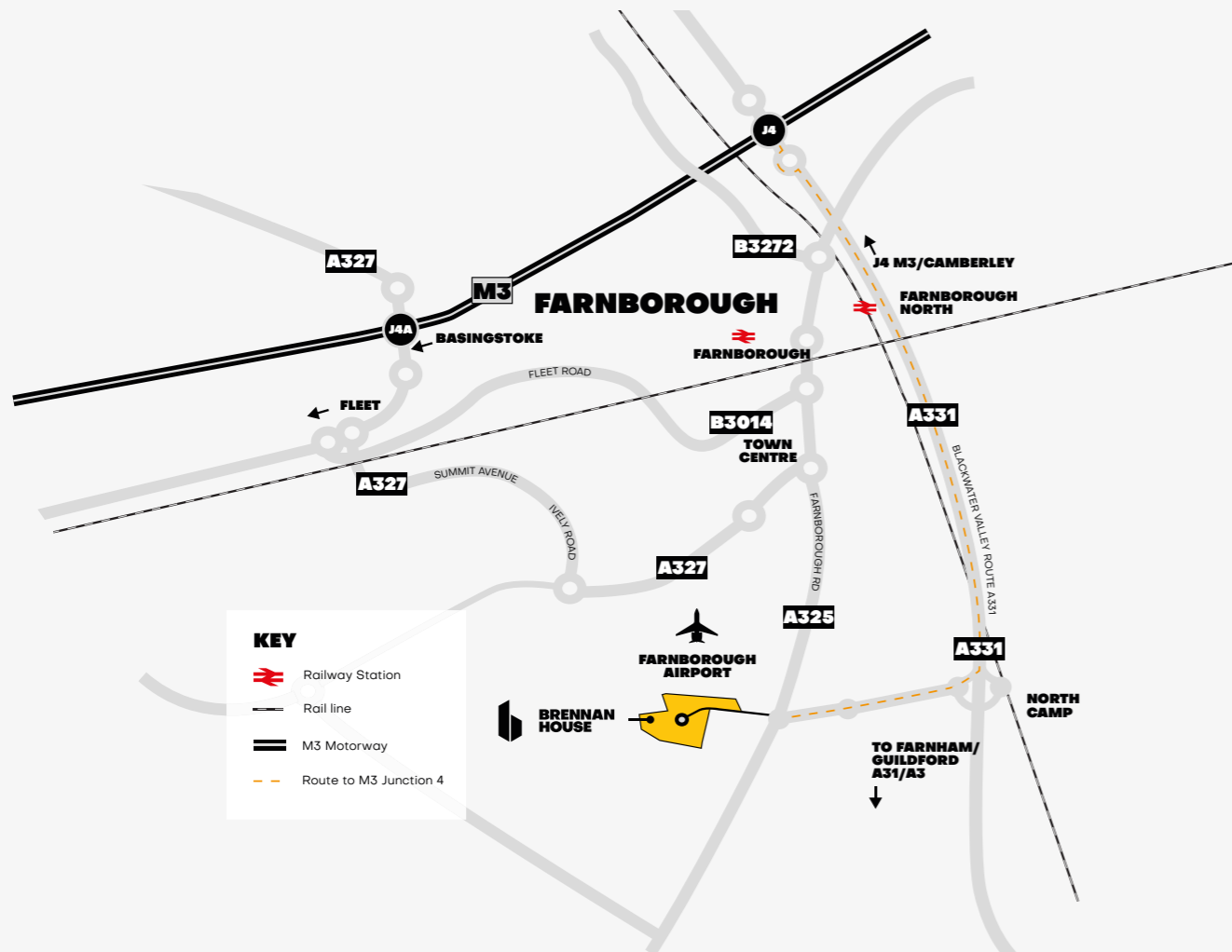


The Aviator Hotel & Brasserie



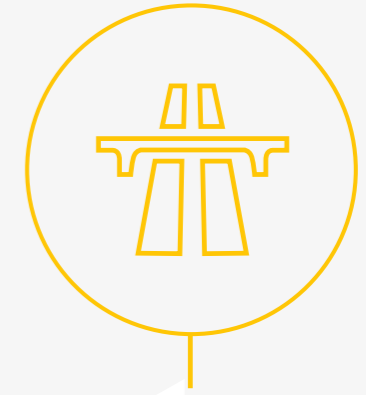
04.

STRATEGICALLY POSITIONED



WELL LOCATED

Good accessibility to the M3 and the UK motorway network, Heathrow and Gatwick airports, London and the major Thames Valley locations.



MOTORWAY CONNECTIVITY

The A331 Blackwater Valley Relief Road is approximately 1.5 miles away providing dual carriageway access to junction 4 of the M3 to the North and the A3 via the A31 to the South.



A SHORT TRIP TO LONDON

Farnborough mainline railway station offers a fast and frequent service to London Waterloo (approx journey time 40 mins).



REGULAR SHUTTLE SERVICE

Farnborough Aerospace Business Park is served by a regular shuttle bus service to the town centre and mainline railway station.



CHARTER IN STYLE

The adjacent Tag Aviation Business Jet Airport is an established facility and offers business aircraft with charter facilities.



FARNBOROUGH AIRPORT

M3 MOTORWAY

M3 MOTORWAY JUNCTION 4

FARNBOROUGH TRAIN STATION

FARNBOROUGH TOWN CENTRE

BRENNAN HOUSE

KEY					
● Occupier	1 – Lockheed Martin	5 – Zurich	9 – Qualcomm	13 – Aetna	17 – "The Train Station" gym
● Amenity	2 – BAE Systems	6 – Regus	10 – Fluor	14 – Costco	18 – Aviator Hotel & Brasserie
	3 – Discover Financial	7 – AON	11 – INC Research	15 – Village Hotel	
	4 – Infor	8 – Hogg Robinson	12 – Time, Inc	16 – Park Centre restaurant, kiosk and conferencing	



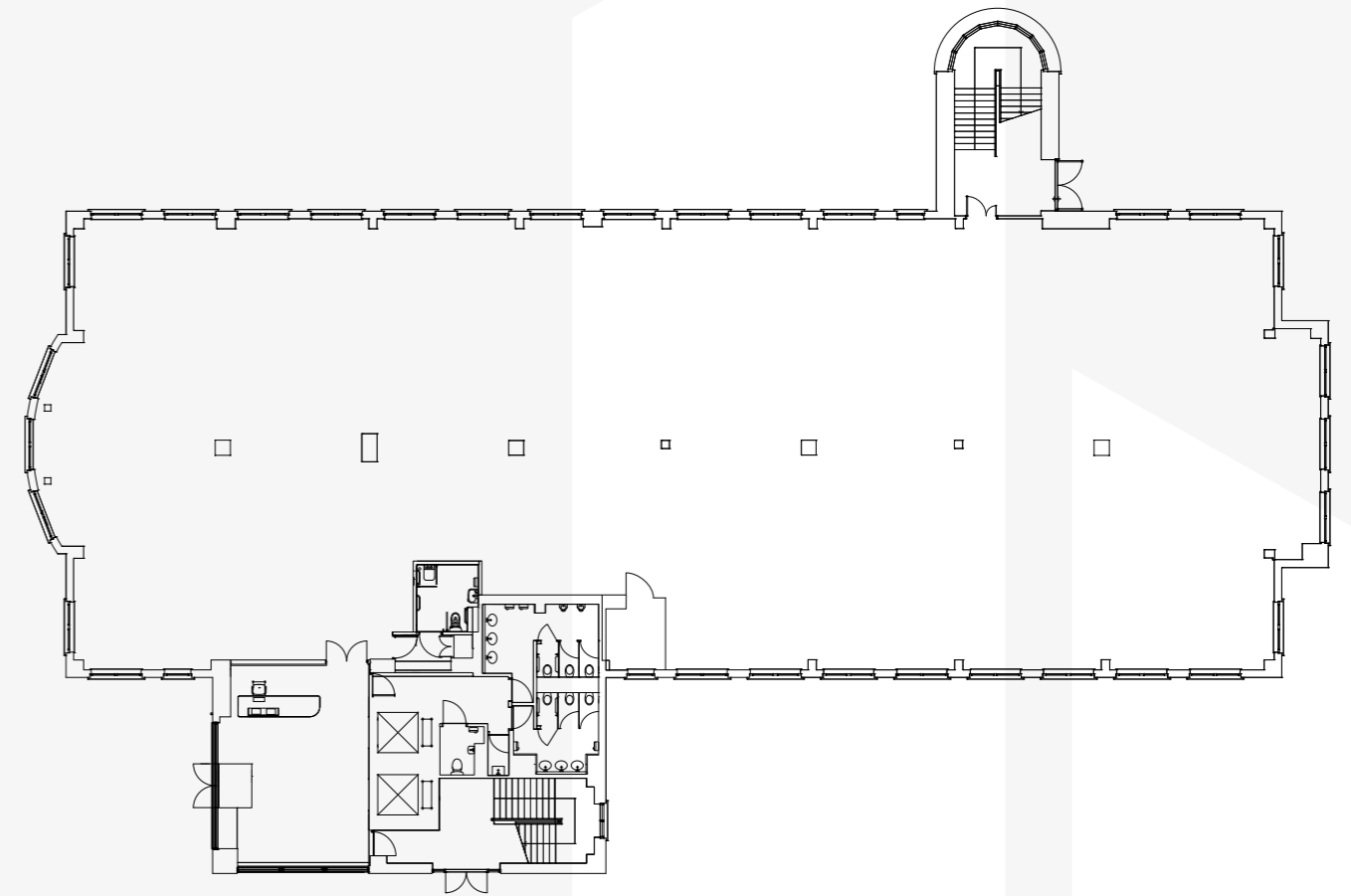
05.

AVAILABLE SPACE

FLOOR	SQ FT	SQ M
SECOND	10,424	968.5
FIRST	9,946	924.1
FIRST BALCONY	124	11.6
GROUND	9,815	911.9
RECEPTION	570	53.0
TOTAL	30,879	2,868.9

Measured on an IPMS3 basis in accordance with the RICS Property Measurement professional statement (1st Edition, May 2015).

TYPICAL FLOOR PLAN



For more information, please contact:



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**BRENNAN
HOUSE**

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