



BRIARCLIFF PARC

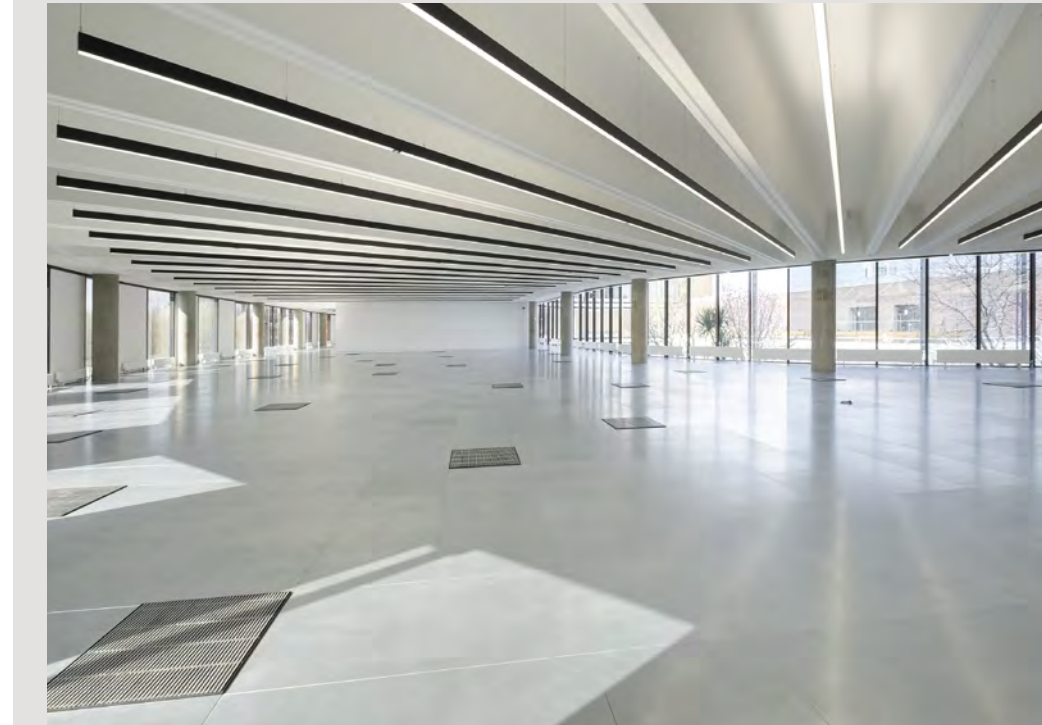
FARNBOROUGH

BRIARCLIFFPARC.CO.UK

BRIARCLIFF PARC

FARNBOROUGH

AN EXTENSIVE CONTEMPORARY
REFURBISHMENT OF THIS
PROMINENT GATEWAY OFFICE
BUILDING





The building was built to an innovative high standard specifically for an occupier. The exposed concrete structure has been enhanced by a contemporary refurbishment creating an outstanding working environment with excellent amenities including an internal garden, terrace with supporting meeting rooms.

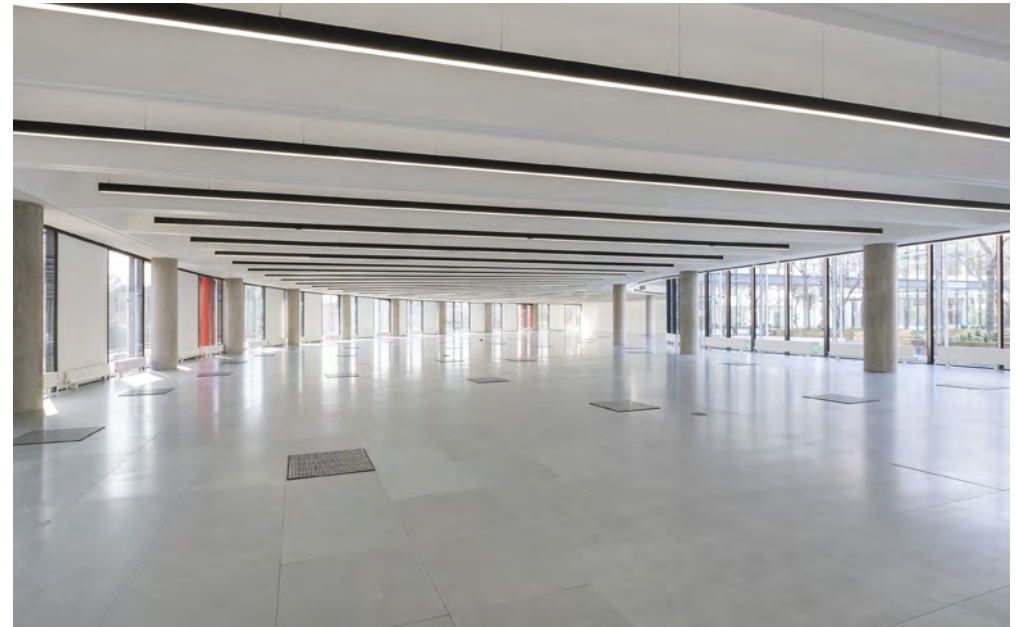
OFFICE SPACE AVAILABLE FROM 5,436 SQ FT

SPECIFICATION

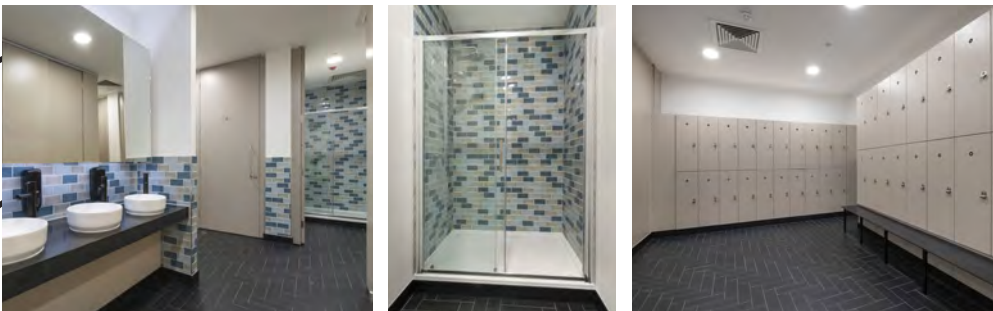
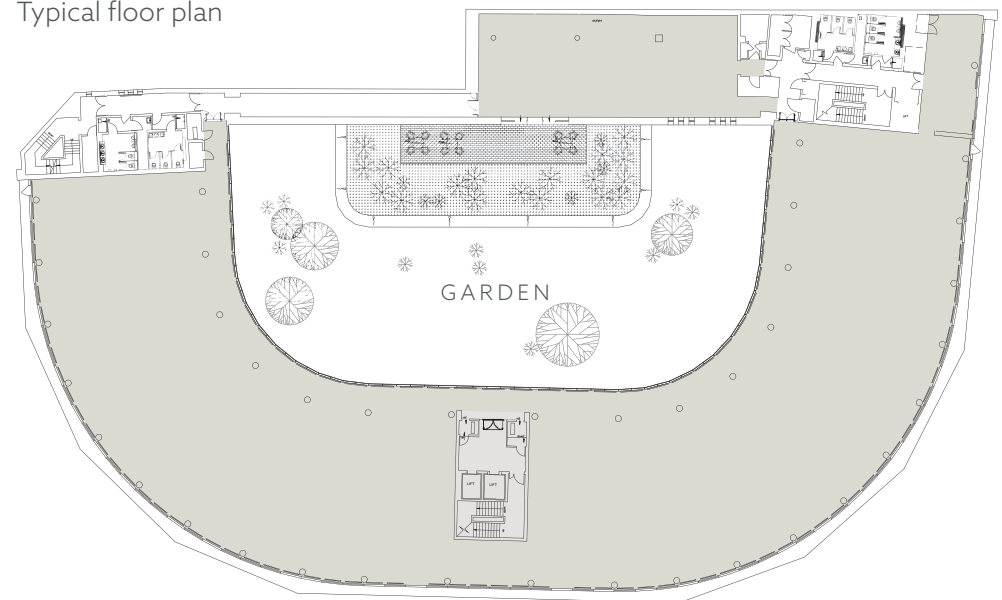
- New double height and extended reception area
- Concrete ribbed ceiling with suspended LED lighting
- New 3 pipe VRF air conditioning
- New WC's throughout
- New full access raised floors
- 7 new showers, changing and locker facilities (including 2 disabled showers)
- New integral bike storage with separate access
- Car parking available at a ratio of up to 1 space per 350 sq ft
- Re-landscaped internal garden, roof terrace and co-working area
- 2 x 8 person passenger lifts & a goods lift
- Up to 2,293 sq ft of additional ground floor storage space
- 24 hour access and security

FLOOR AREAS (IPMS3)

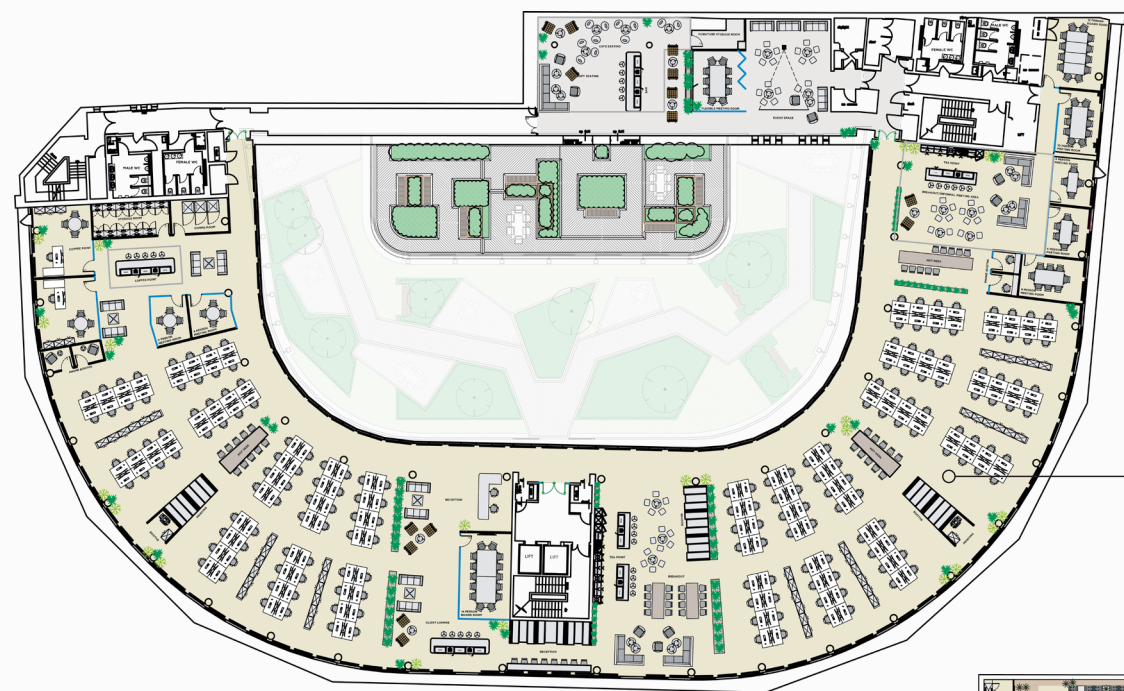
Floor		sq ft	sq m
Third	Let to Aon Benfield Ltd		
Second		23,920	2,222.3
(Includes 2,028 sq ft terrace area)			
First		22,570	2,096.8
Total		46,490	4,319.1



Typical floor plan



SPACE PLANS

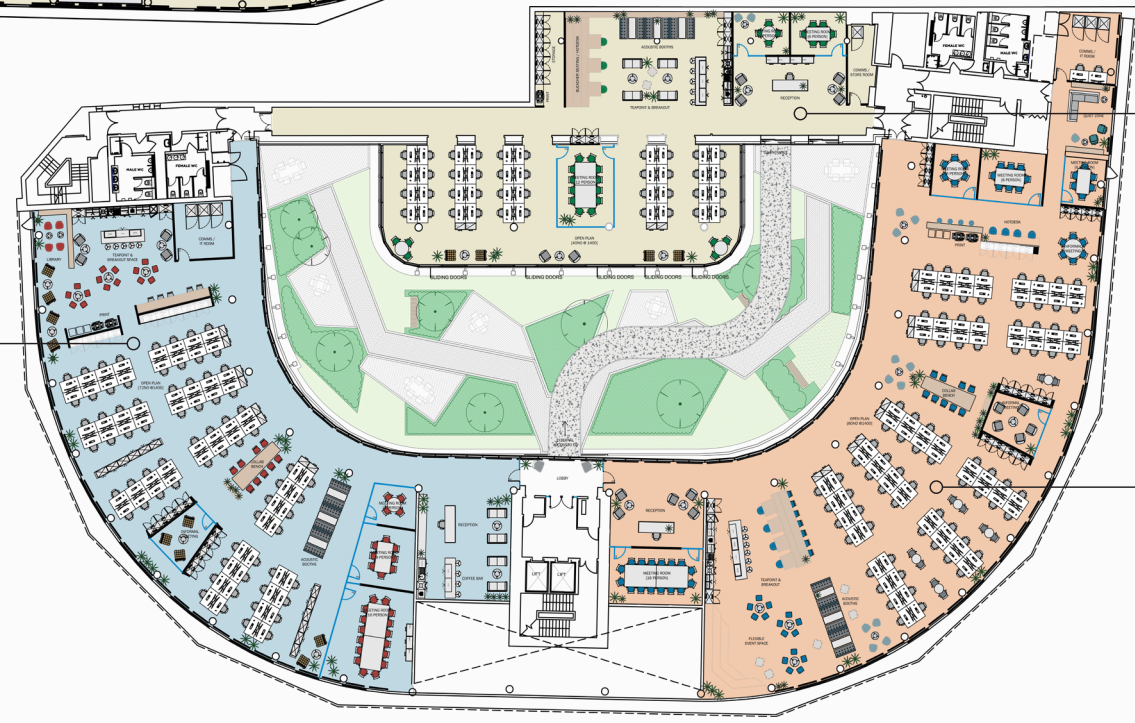


SECOND FLOOR
22,570 SQ FT
 (Includes 2,028 sq ft terrace area)
DENSITY 1:108

- 177 Desks @ 1,400 mm
- 08 Meeting Rooms
- 05 Teapoint
- 08 Breakout Areas
- 05 Hot Desk Zones
- 01 Comms Room
- 01 Event / Game Zone
- 10 Terrace

FIRST FLOOR
DENSITY 1:110

- DEMISE 1 - 7,863 SQ FT**
- 72 Desks @ 1,400 mm
 - 04 Meeting Rooms
 - 02 Teapoints
 - 04 Breakout Areas
 - 01 Comms Rooms

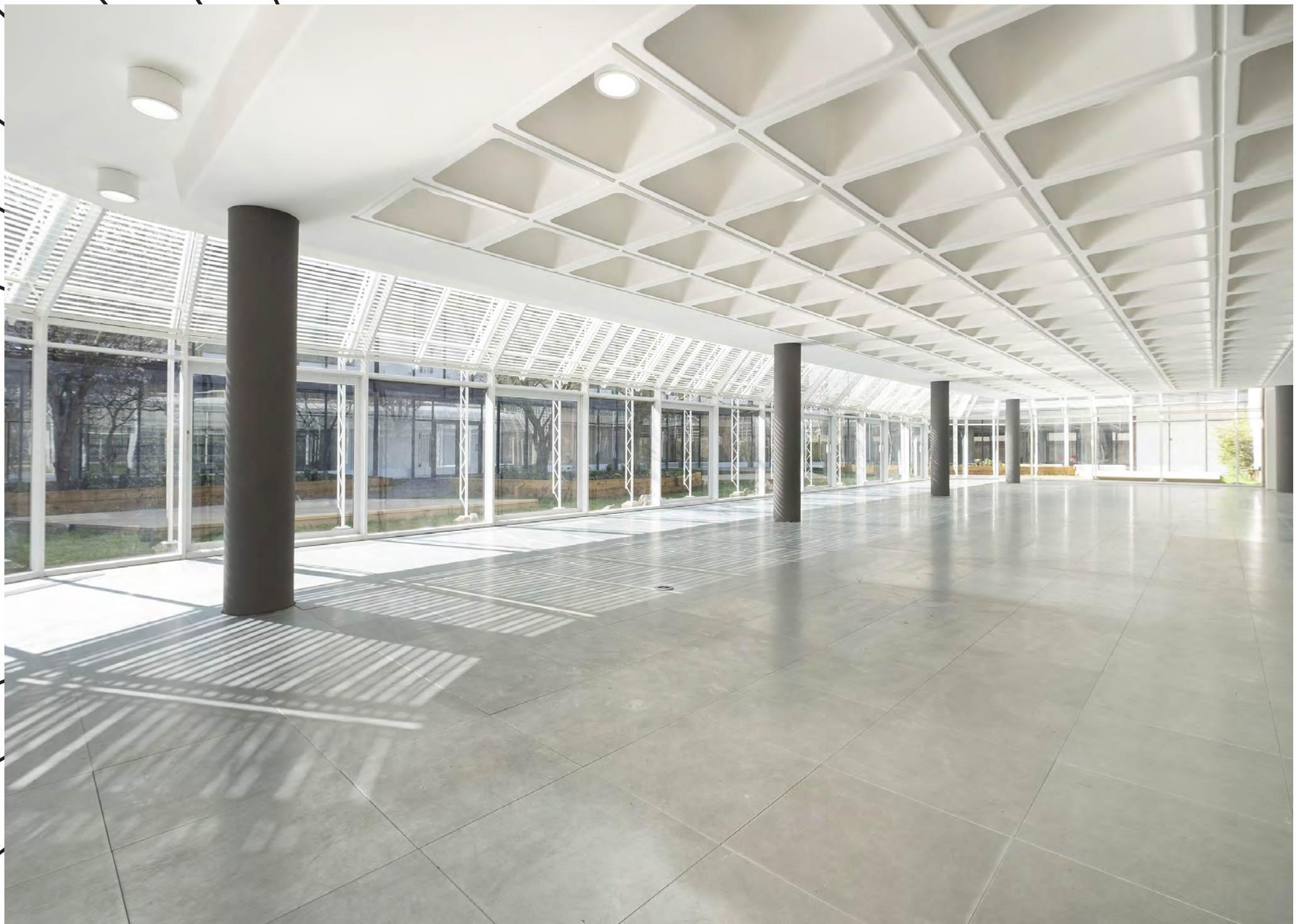


- DEMISE 3 - 5,436 SQ FT**
- 40 Desks @ 1,400 mm
 - 03 Meeting Rooms
 - 01 Teapoint
 - 04 Breakout Areas
 - 01 Comms Room

- DEMISE 2 - 9,729 SQ FT**
- 80 Desks @ 1,400 mm
 - 05 Meeting Rooms
 - 01 Teapoints
 - 04 Breakout Areas
 - 01 Event Space
 - 01 Comms Rooms







A PROMINENT BUSINESS LOCATION



BRIARCLIFF
PARC

M3

COSTCO

PRINCES MEAD
RETAIL PARK

ASDA

SAINSBURY'S

7 MINUTE
WALK

FARNBOROUGH
STATION

TAG FARNBOROUGH
AIRPORT

FARNBOROUGH
BUSINESS PARK

FARNBOROUGH
LEISURE CENTRE

PROPOSED
CIVIC QUARTER

THE MEADS
SHOPPING CENTRE
& CAR PARK

VUE CINEMA

PINEHURST
CAR PARK

QUEENSMEAD
CAR PARK

BRIARCLIFF
PARC

A325

TO A31 / FARNHAM

SITUATED AT THE GATEWAY TO THE TOWN CENTRE AMONGST AN ABUNDANCE OF AMENITIES

Briarcliff Parc forms part of the The Meads shopping centre and will benefit from the £400m commitment from Rushmoor Borough Council to improve the centre.

Opposite the building is the proposed Civic Quarter, a vibrant mixed-use space, providing new opportunities for town centre living with cafes, restaurants, green spaces along with the leisure centre, library & community centre.



ADJACENT TO THE MEADS SHOPPING CENTRE & THE PROPOSED NEW CIVIC CENTRE REGENERATION



A WIDE RANGE OF AMENITIES WITHIN WALKING DISTANCE



£400M OF FUTURE INVESTMENT IN THE TOWN



HOTELS AND INTERNATIONAL EXHIBITION CENTRE CLOSE BY



NEW CINEMA & RESTAURANTS



1 MILE FROM EUROPE'S LEADING EXECUTIVE AIRPORT



EASY ACCESSIBILITY TO THE M3 MOTORWAY & FAST CONNECTIONS TO CENTRAL LONDON & THE SOUTH BY RAIL

By Road

Farnborough is located 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 3 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 49 miles to the east respectively via the M3 and M25 motorways.

TAG Farnborough Airport	1 mile
Camberley	5 miles
Bracknell	11 miles
Guildford	13 miles
M25	18 miles
Basingstoke	18 miles
Reading	24 miles
London Heathrow Airport	25 miles
Central London	40 miles
London Gatwick Airport	49 miles



By Air

TAG Farnborough Airport is regarded as Europe's leading private, executive airport. This is due to significant investment by TAG Aviation in new infrastructure and terminal buildings in the past ten years.

Heathrow Airport has 81 airlines flying to over 204 destinations and is the UK's busiest airport. In 2017 there were 78 million passengers who flew to and from London Heathrow. Heathrow is 25 miles and approximately 34 minutes drive time from Farnborough.

By Rail

Farnborough station is within a 5 minute walk. Trains to Central London run every 10-15 minutes with a fastest journey time of 34 minutes. There are also direct trains to major towns to the South including Basingstoke (14 mins), Winchester (35 mins) and Southampton (55 mins).

BRIARCLIFF PARC

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BROTHERTON

Viewing

Strictly by appointment through the sole agents.

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