

VICTORIA HOUSE

# Serviced Office Space to Rent in Bournemouth



[arenaoffices.com](https://arenaoffices.com)

📞 0330 1246598



## Arena Bournemouth: Victoria House

📍 County Gates Gyratory, Westbourne,  
Bournemouth BH12 1AZ

In the heart of Westbourne, Bournemouth, this iconic building - once owned by Liverpool Victoria - offers excellent access to the town centre, beaches, and transport links. Following a £5 million refurbishment, the 21,000 ft<sup>2</sup> space opens in Q1 2026, combining heritage charm with modern functionality in a vibrant, connected neighbourhood.

With 70 private offices from 3 to 50+ desks and parking for over 120 cars, Victoria House will suit startups, SMEs and corporate branches, all within a professional, welcoming setting ideal for collaboration and growth.



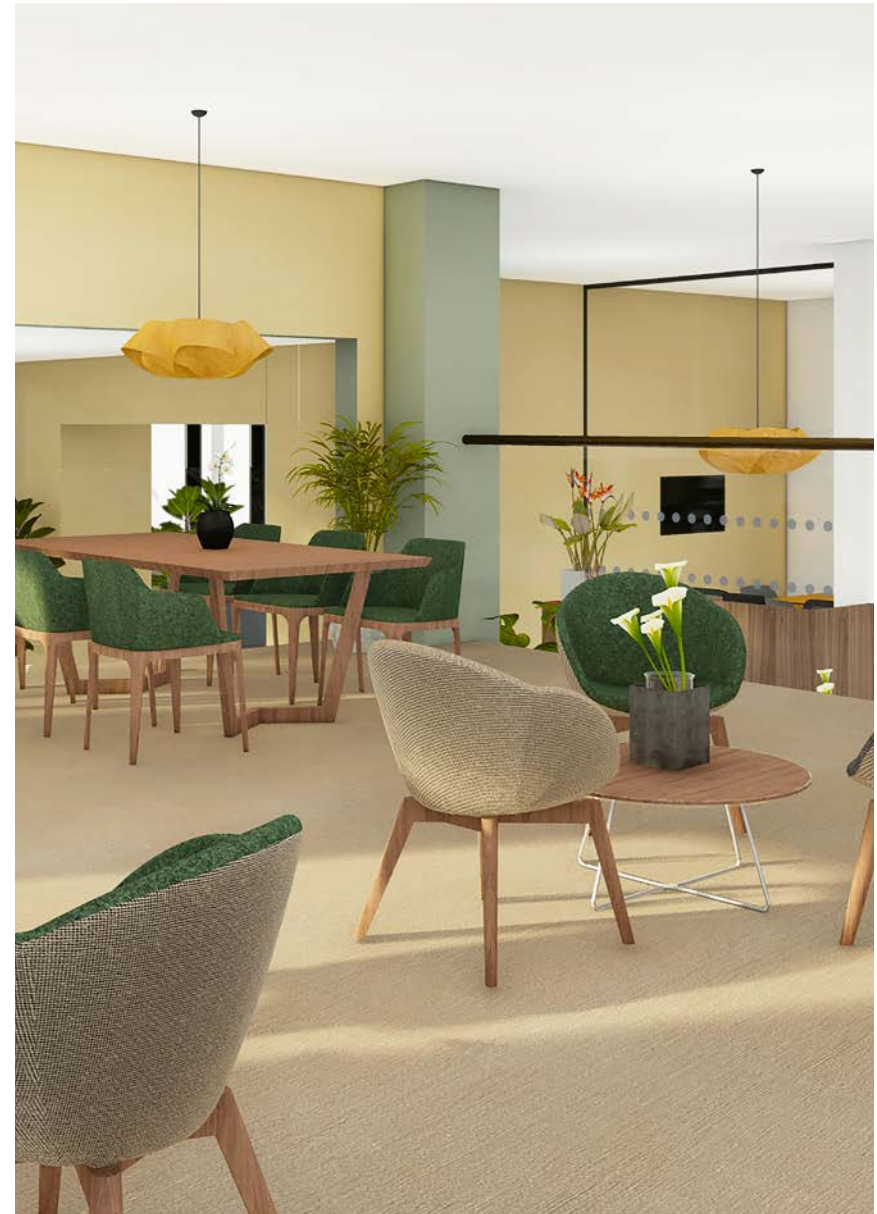
**Emma Mitchell**

Regional Sales & Operations Manager



## Why Victoria House?

- Contemporary office suites from 3 to 50+ desks with individual climate control & air circulation.
- Interior designed collaboration areas with benches, pods & lounge areas for the exclusive use of our clients.
- Beautiful meeting rooms with the latest state of the art technology & AV designed for innovation.
- A thriving, inspiring & exclusive working environment for clients & their teams to belong to.
- Customised office space.



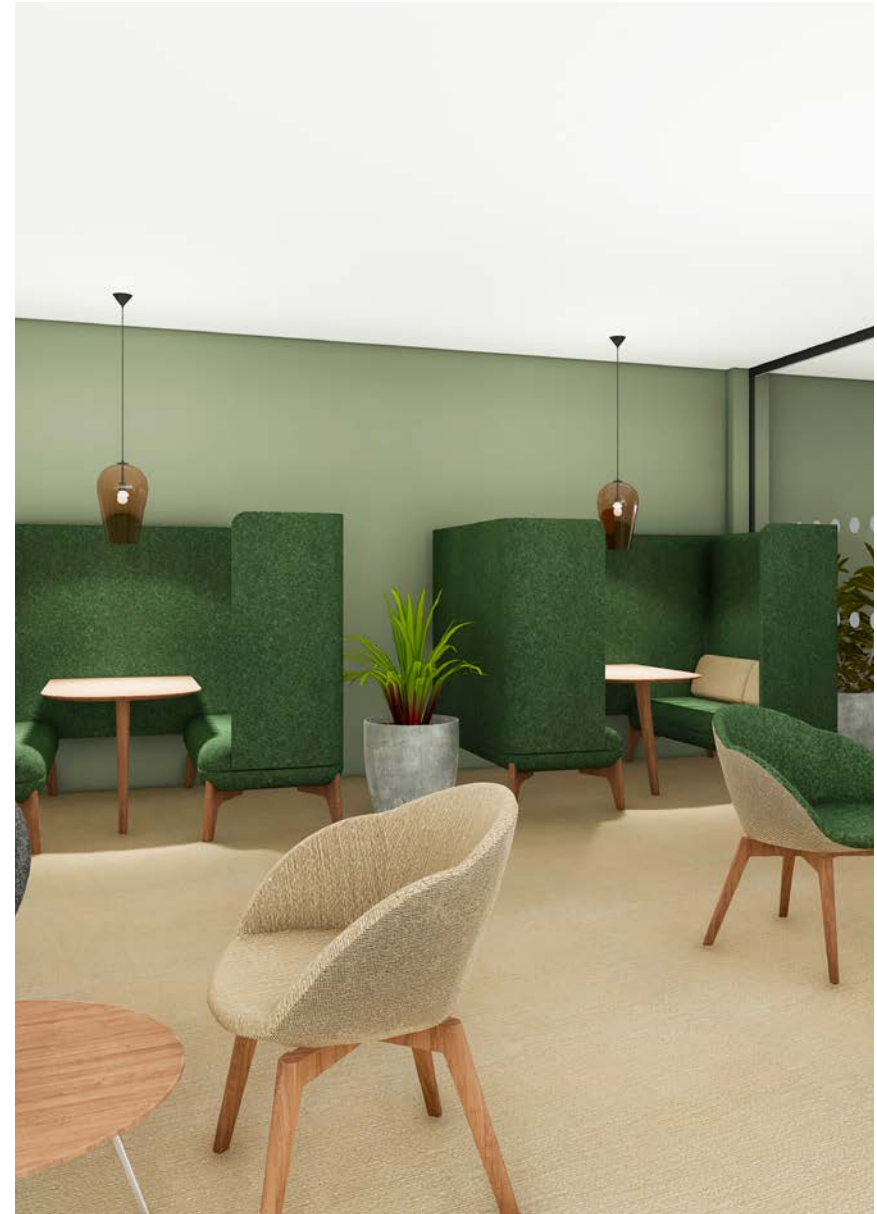


## Work Spaces

With a range of scalable, flexible and risk free workspaces designed for the needs of modern business, we work consultatively to find the best fit for our clients now and in the future – whatever the future may look like.

## Collaboration Spaces & Meeting Rooms

Victoria House benefits from beautiful meeting rooms with the latest state of the art technology & AV designed for innovation. Exclusively created for our clients use only, collaboration spaces have been designed to increase productivity.





# Choose your Workspace



## 3-10 Desks

Our flexible collection of offices allow businesses the freedom to grow on their terms. Short licences, one monthly fee and the ability to upsize, downsize or move out with ease creates a competitive advantage through challenging times.



## 11-50+ Desks

It is our intention to share our clients journey, we have worked in mutual partnership with many of our clients over the years and seen them grow from a 10 desk space to a team of 20+. By understanding our clients, regularly communicating and remaining transparent, these offices create an environment to thrive.

## Customising your space

We understand the importance of making the right move, so we help every step of the way. Using our knowledge we work with clients to create a space that truly works for them utilising every sq ft cost effectively. Whether that's creating meeting areas, accommodating a server room or making single offices – we recognise every client is unique.

## A bespoke design service

Great design is at the heart of every Arena, so we make sure our office space is too. We collaborate with the best in the industry to deliver a design service for our clients that will inspire new ways to use their space creatively, collaboratively and considerately.





## The Penthouse Suite

### Your Brand. Your Space. Your Way.

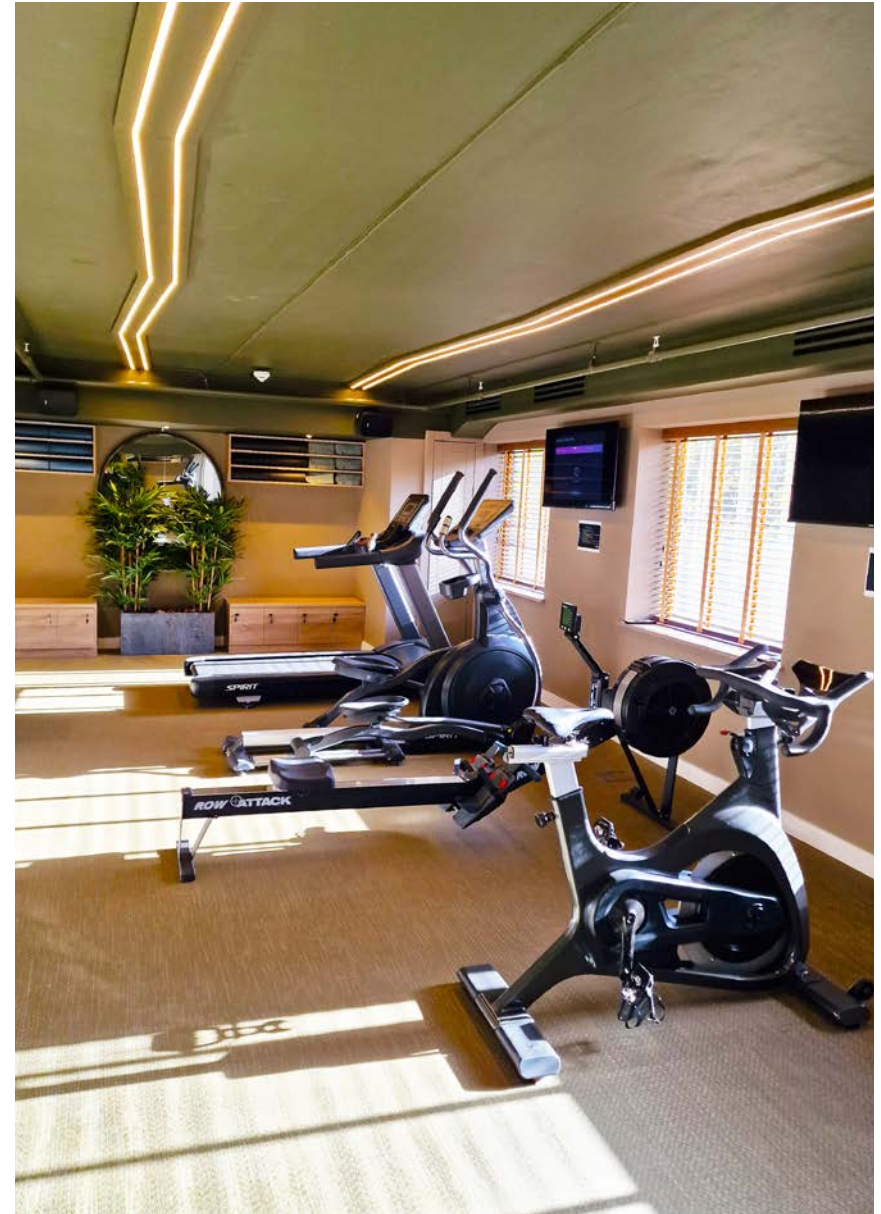
For teams of up to 75, the 2,460 ft<sup>2</sup> top floor of Victoria House is available as an exclusive full-floor office or a shared penthouse suite of 30–40 desks. Stunning panoramic views across Westbourne to Alum Chine Beach, just a mile away. An inspiring backdrop for your working day (and a perfect vantage point for the Bournemouth Air Festival).

Tailored to your needs, each space is fully customisable, designed around your team's workflow, culture, and brand. The prestige and privacy of your own floor with the ease and flexibility of serviced space. With everything taken care of from fit-out and facilities to cleaning and compliance; you stay focused on your business, not the building. Whether scaling up or seeking a long-term home, the penthouse suite offers full control without the burden of a traditional lease.

- **Branded Fit-Out:** Tailored layout, furniture, and signage to reflect your brand.
- **Privacy & Presence:** Your own floor, your own front door.
- **Hassle-Free Operations:** All services managed, focus on your business.
- **Cost Clarity:** Everything included, one simple monthly fee.
- **Flexible Commitment:** Long-term stability without long leases.

## Onsite Gym

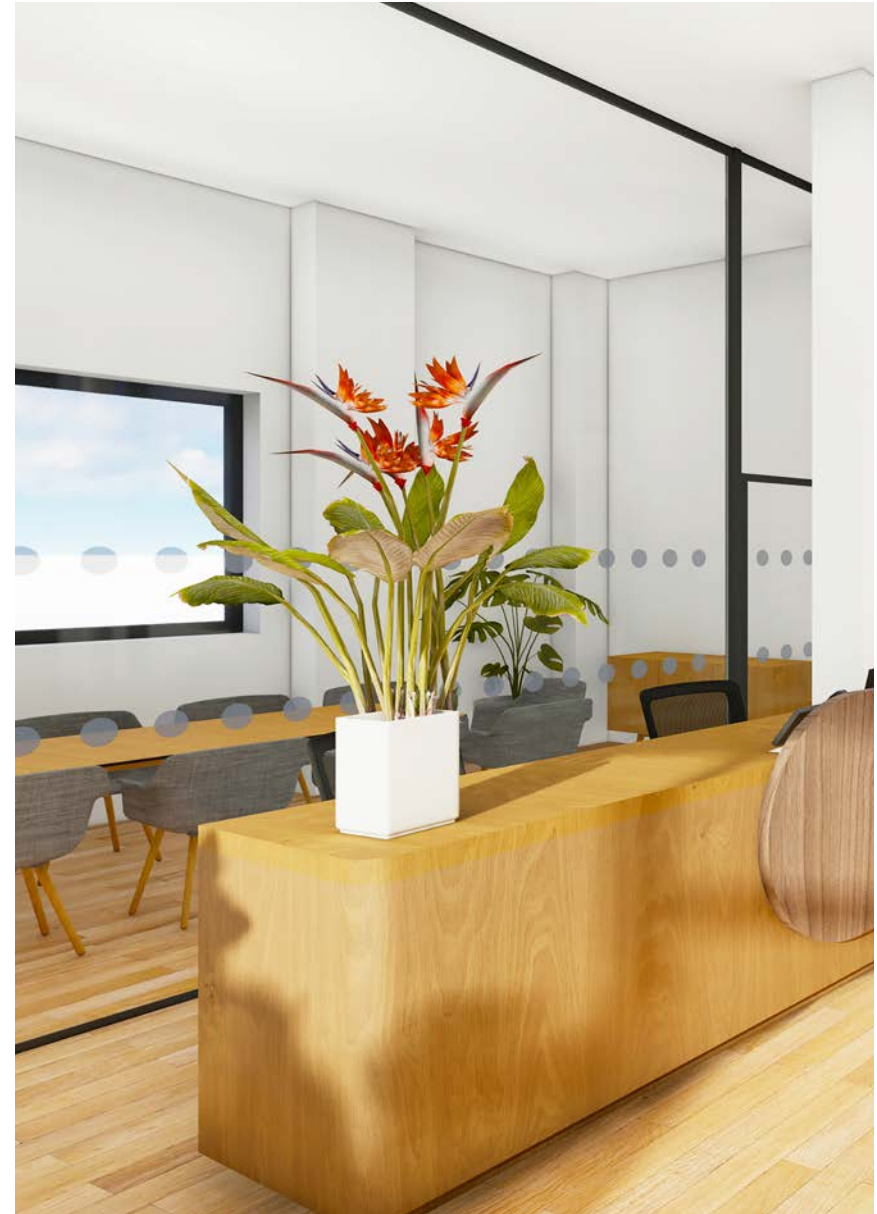
Unwind and recharge with our on-site gym facilities.





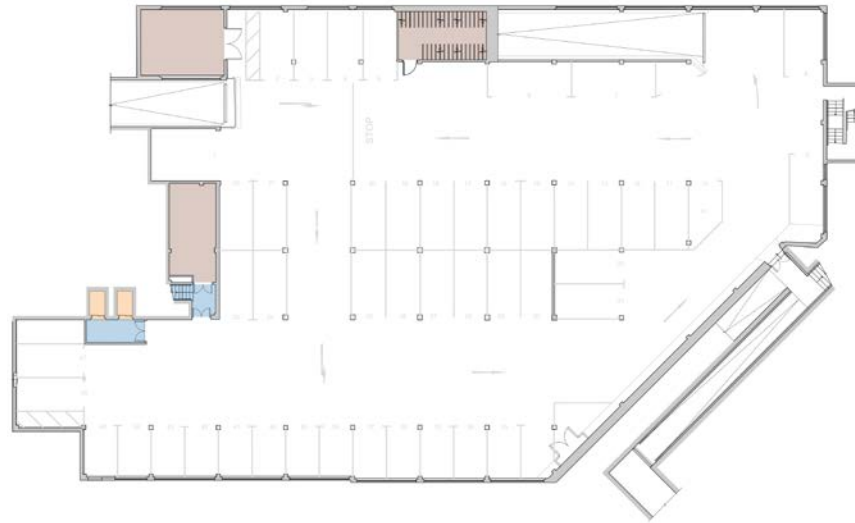
## Safe Working Environments

Arena are committed to providing safe and flexible office environments that allow our clients to work with confidence and ease. Our priority now more than ever is to deliver safe, flexible office space that enables our clients to stay agile and adapt to an ever-changing landscape.

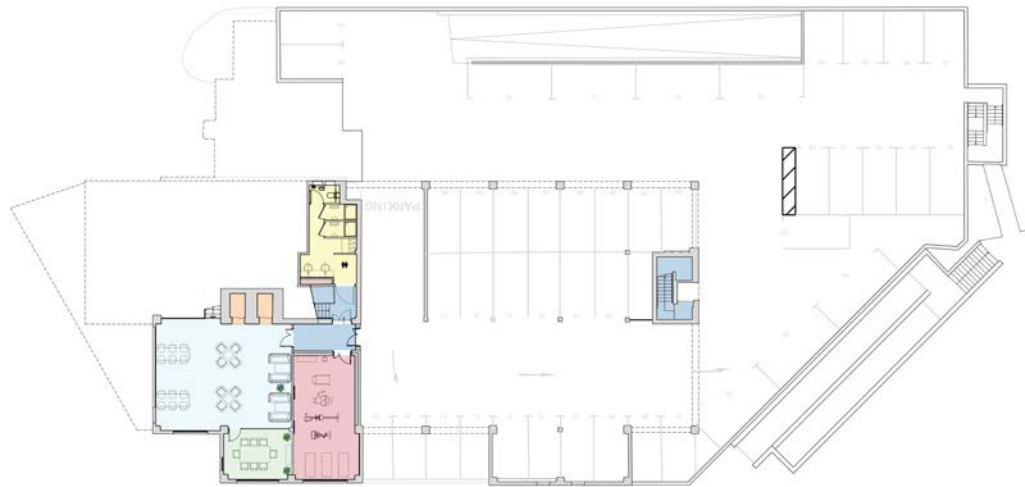




**Lower Ground Floor**



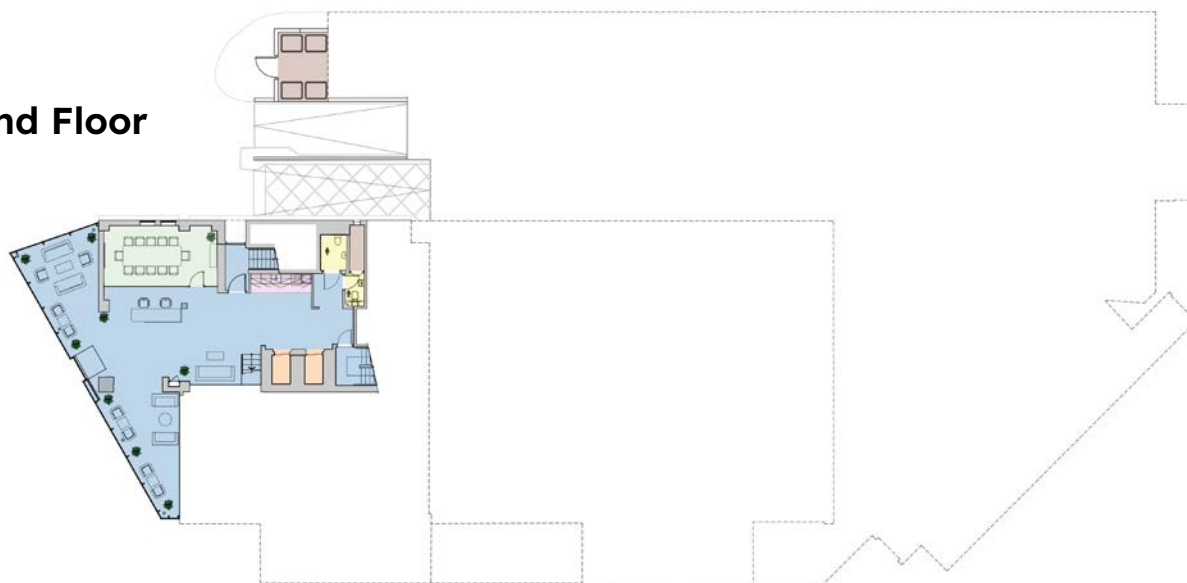
**Upper Ground Floor**



Floor Plans

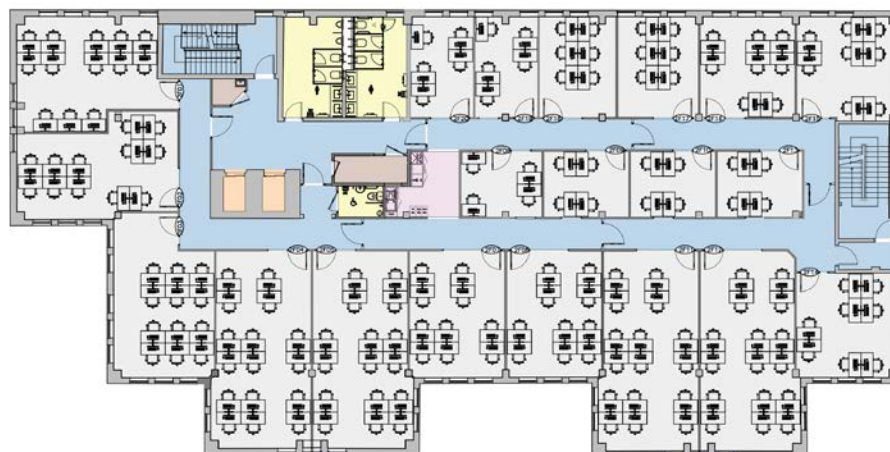


**Ground Floor**

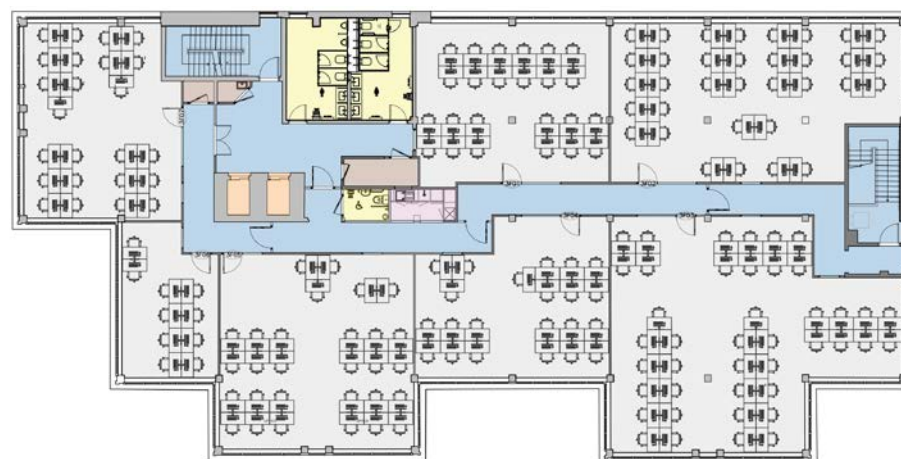


**First Floor**





**Second Floor**



**Third Floor**

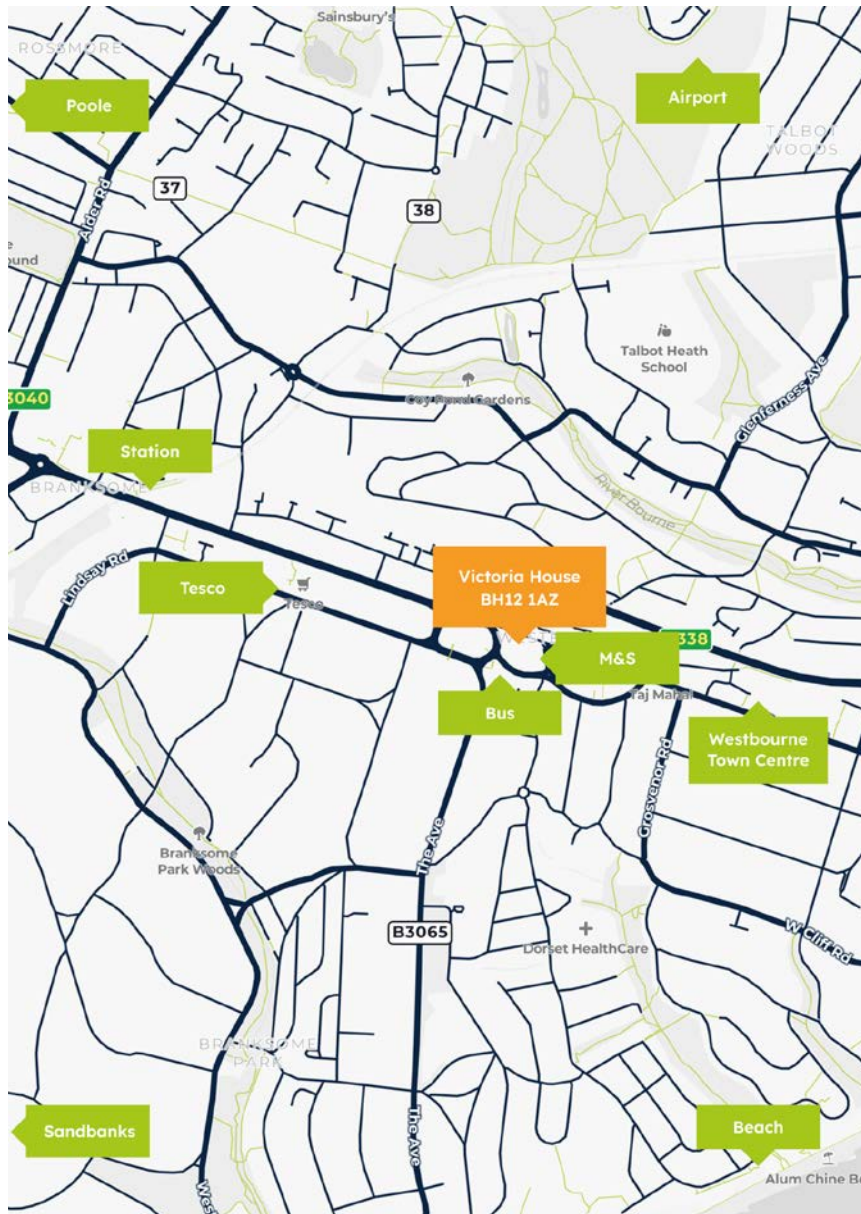


**Fourth Floor**



**Fourth Floor - Single Suite**





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**Rail:** Branksome Station (0.6 Miles)



**Road:** A338 (Opposite)



**Air:** Bournemouth Airport (7 Miles)



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**Visit** - [Arenaoffices.com](https://arenaoffices.com)

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