

ARENA OFFICES

Abbey House

282 Farnborough Road,
Farnborough, GU14 7NA

71 Private Offices, 3 to 50+ desks



Welcome to Abbey House

The image shows the exterior of a modern building, Abbey House. The central feature is a large glass facade composed of many rectangular panels in various colors including red, green, yellow, purple, and blue. The building is surrounded by other modern structures with large windows. In the foreground, there is a paved area and some greenery, including tall grasses and small plants. The overall scene is well-lit, suggesting daytime.

“Our offices have been situated at Arena House in Farnborough since 2016 and we have always been thoroughly impressed by the professionalism, cleanliness and regular improvements to the facilities. Would highly recommend if you are a local business looking for a lovely office to house your staff (and to show off to your clients).”

Zac Wilson, Principal People

The Specification

- | | |
|--|--|
|  24/7 Access & Security |  Showers |
|  Secure Onsite Parking |  Bicycle Storage |
|  Concierge Meet & Greet |  EV Charging |
|  Breakout Spaces |  Office Cleaning |
|  Hi-Tech Meeting Rooms |  Full Sound-Proofing |
|  Business Lounge |  Individual Climate Control |
|  Outdoor Spaces |  Networking Events |
|  Free Roasted Coffee |  Fast Wi-Fi |

Private office from 3-50+ desks

First Floor - offices from 118 - 1,273 sq. ft.

Second Floor - offices from 248 - 2,328 sq. ft.

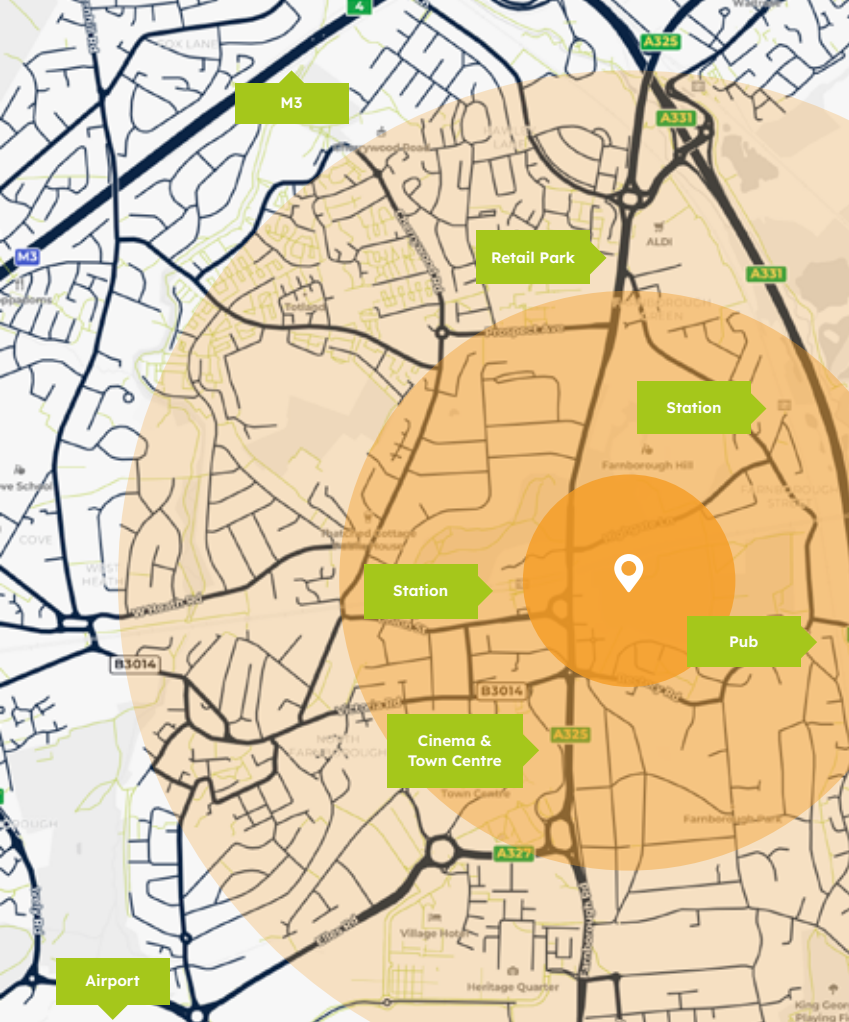
Third Floor - offices from 118 - 2,040 sq. ft.

Fourth Floor - offices from 118 - 1,784 sq. ft.

Fifth Floor - offices from 239 - 4,729 sq. ft.

Description

Shortlisted for the Royal Institute of Chartered Surveyors Award, the interior blends exceptional design with functionality, featuring breakout pods, meeting rooms, and communal high-table areas. Abbey House offers flexible office spaces for 3 to 50+ desks, ideal for entrepreneurs, SMEs, and corporates.



Ideal Location

Located close to Farnborough town centre, this business centre benefits from an excellent, well connected location. This centre is within a 3 min walk from Farnborough main train station with frequent, direct services to London Waterloo. The centre is within a 25 minute drive from Heathrow airport and in close proximity to the M3, providing great access for a simple commute.



Rail: Basingstoke Station (0.4 Miles)



Road: M3 (1.5 Miles)



Air: Southampton (30 Miles), Heathrow (35 Miles)

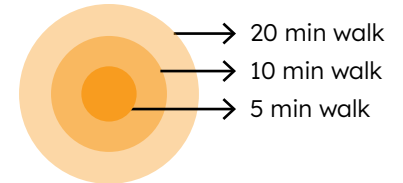
Rail journey times:

Farnborough to Woking: **10 mins**

Farnborough to Guildford: **25 mins**

Farnborough to Reading: **35 mins**

Farnborough to London Waterloo: **38 mins**



Choose your Workspace

Whether you're a growing startup, SME, or established corporate, Arena offers fully serviced, flexible workspaces to suit your business. One simple monthly cost covers everything — from utilities, cleaning, security, and maintenance to a 5-star concierge reception — so you can stay focused on what matters.



3-9 Desks

For growing teams

Ideal for startups, small businesses, and satellite teams. A private, fully serviced office with the flexibility to scale as you grow. Includes access to communal meeting rooms, breakout areas, and business lounges — plus unlimited coffee and tea, all included.



10-29 Desks

Flexibility to scale as needed

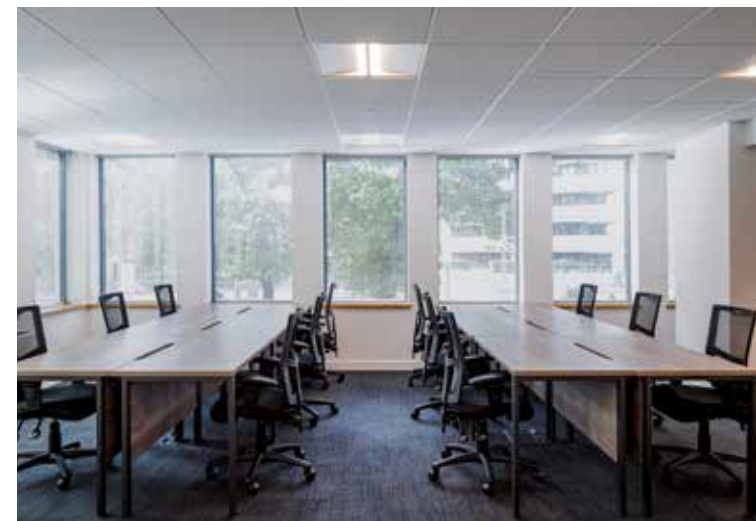
Perfect for scale-ups, regional teams, or project offices. Expand or reduce your space as needed, only paying for what you use. Our in-house design team can tailor and brand your space for collaboration, focus, or creativity. A perfect balance of private workspace with access to vibrant communal areas and a dynamic business community.



30+ Desks

Customised Managed Offices - flexible and hassle-free

For larger teams, corporate branches, or regional HQs, benefit from a fully customised private space without the constraints of a lease. Whether you need a self-contained suite or a full floor, we'll configure your layout, internal meeting rooms, and branding - all managed by us, end to end.



Meet & Greet



arena

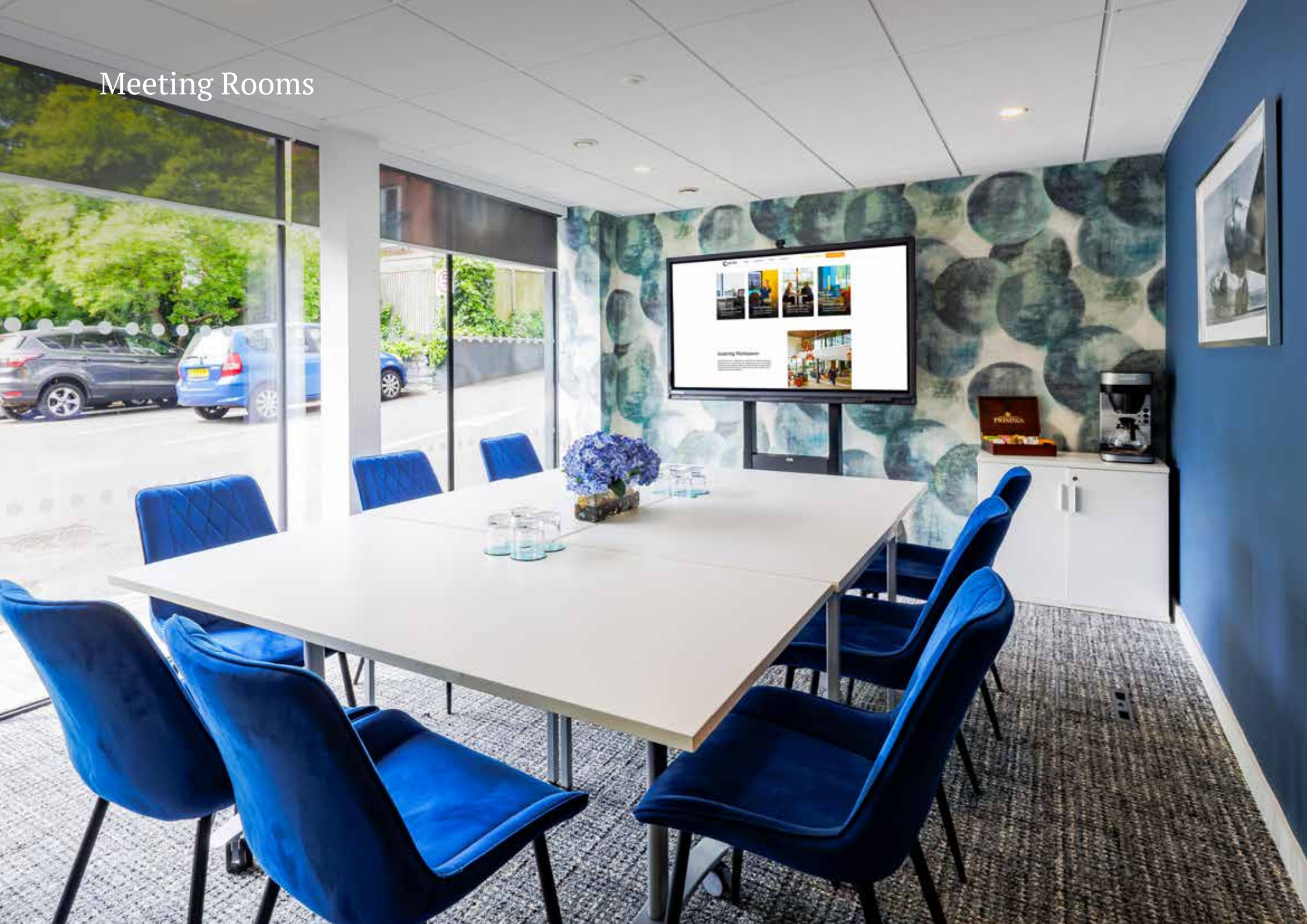
Space for you to perform



Breakout Spaces



Meeting Rooms



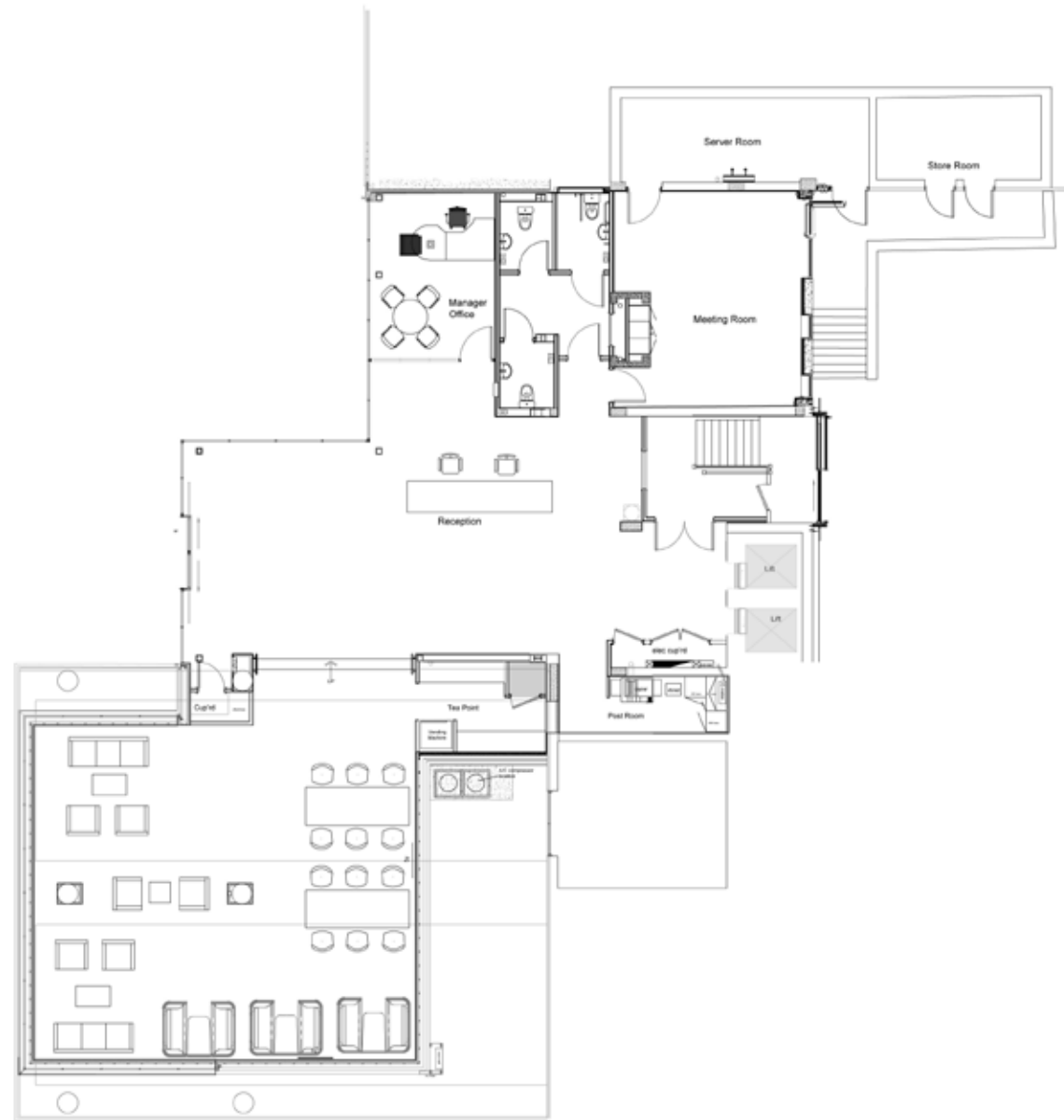
Business Lounge



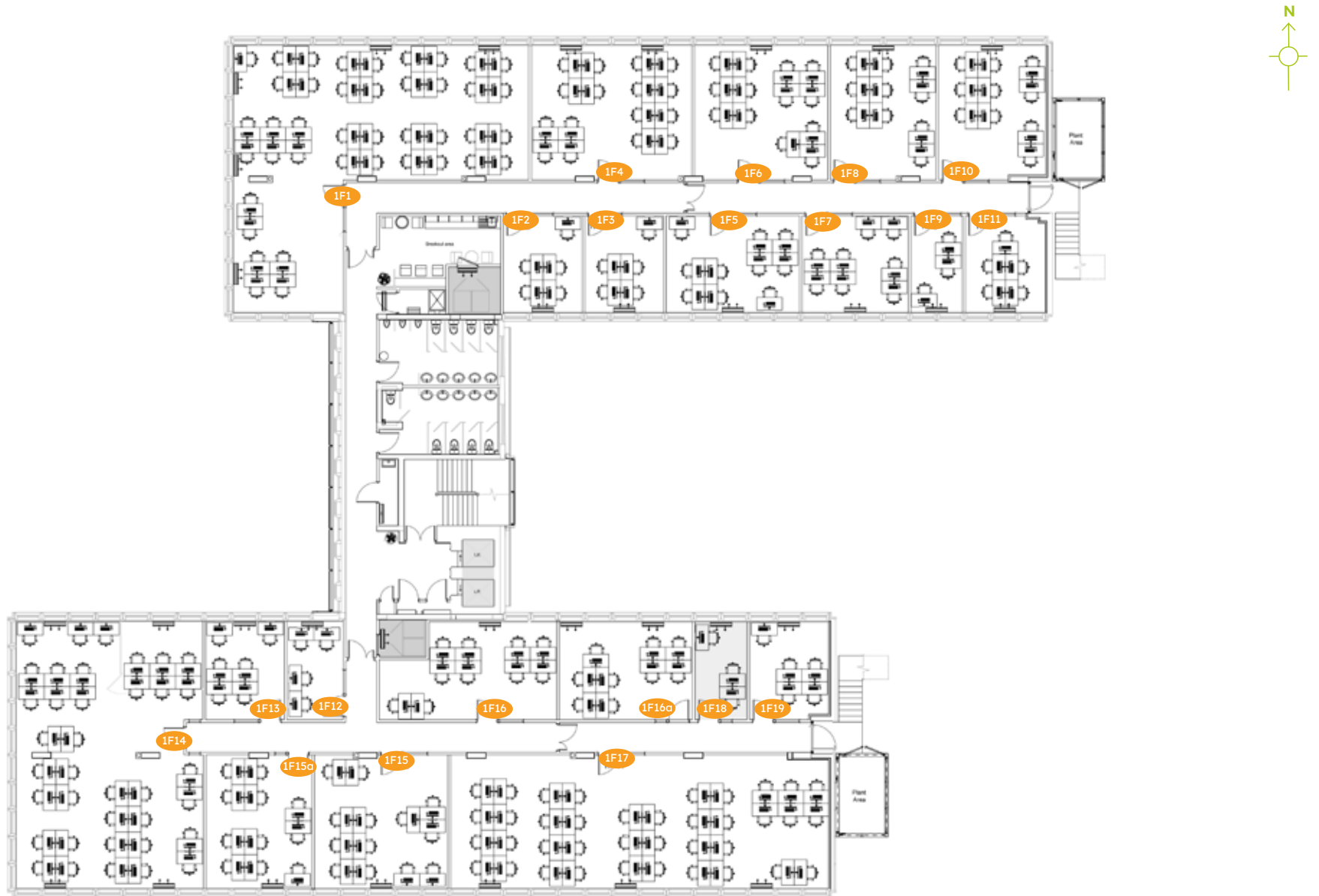
What else is included?

	Tenure	Arena Serviced	Leased Office
Premises & Property	Building insurance and legal fees covered	✓	✗
	All internal and external building maintenance	✓	✗
	Regular office decoration and upkeep	✓	✗
	No dilapidation charges	✓	✗
	No stamp duty (typically 1% on 5-year leases)	✓	✗
	Service charges included	✓	✗
	Landscaped grounds fully maintained	✓	✗
Parking	On-site parking spaces available	✓	✗
	Secure car park access and monitoring	✓	✗
Security Access & Compliance	Secure door entry systems	✓	✗
	CCTV installation, monitoring & admin	✓	✗
	Fire alarm, emergency lighting & extinguisher servicing	✓	✗
	Health & safety compliance and risk assessments	✓	✗
	Full accessibility (DDA compliant)	✓	✗
Cleaning & Hygiene	Office & communal area cleaning and waste disposal	✓	✗
	Window cleaning included	✓	✗
	Toilet facilities fully stocked, cleaned, and maintained	✓	✗
	Kitchen & coffee stations cleaned & maintained	✓	✗
Utilities & Connectivity	Electricity, gas, water, waste services included	✓	✗
	Fast business-grade Wi-Fi and internet infrastructure	✓	✗
Workplace Comfort & Fit-Out	Heating and air conditioning	✓	✗
	Fully furnished offices	✓	✗
	Acoustic soundproofing	✓	✗
	Office design and partitioning included	✓	✗
Community & Amenities	Professional reception with on-site concierge team	✓	✗
	Access to breakout spaces and informal areas	✓	✗
	Meeting rooms and business lounge areas	✓	✗
	Community events, socials and lunch & learn talks	✓	✗
	Kitchen facilities with equipment & fresh milk daily	✓	✗
	Complimentary unlimited tea & coffee	✓	✗

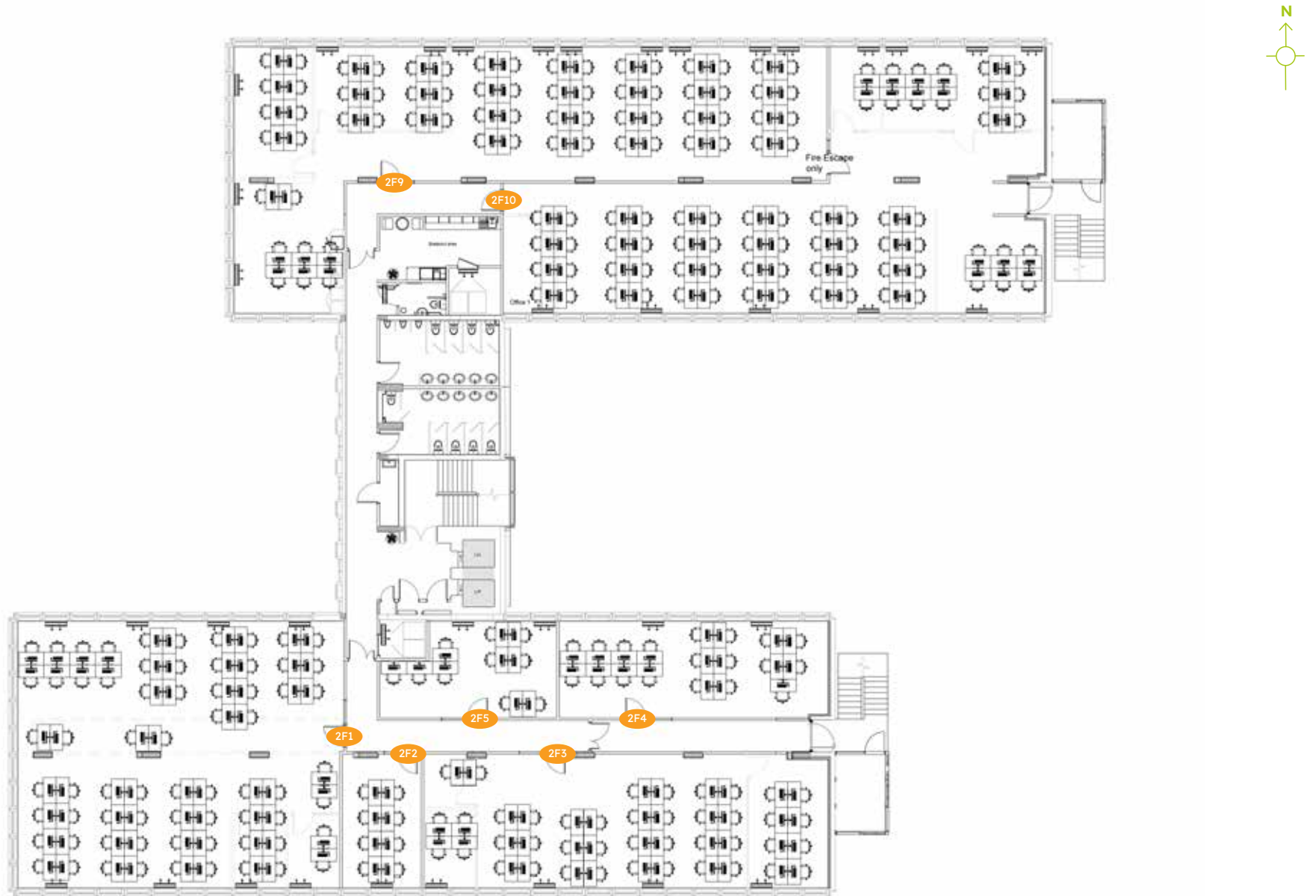




Ground Floor



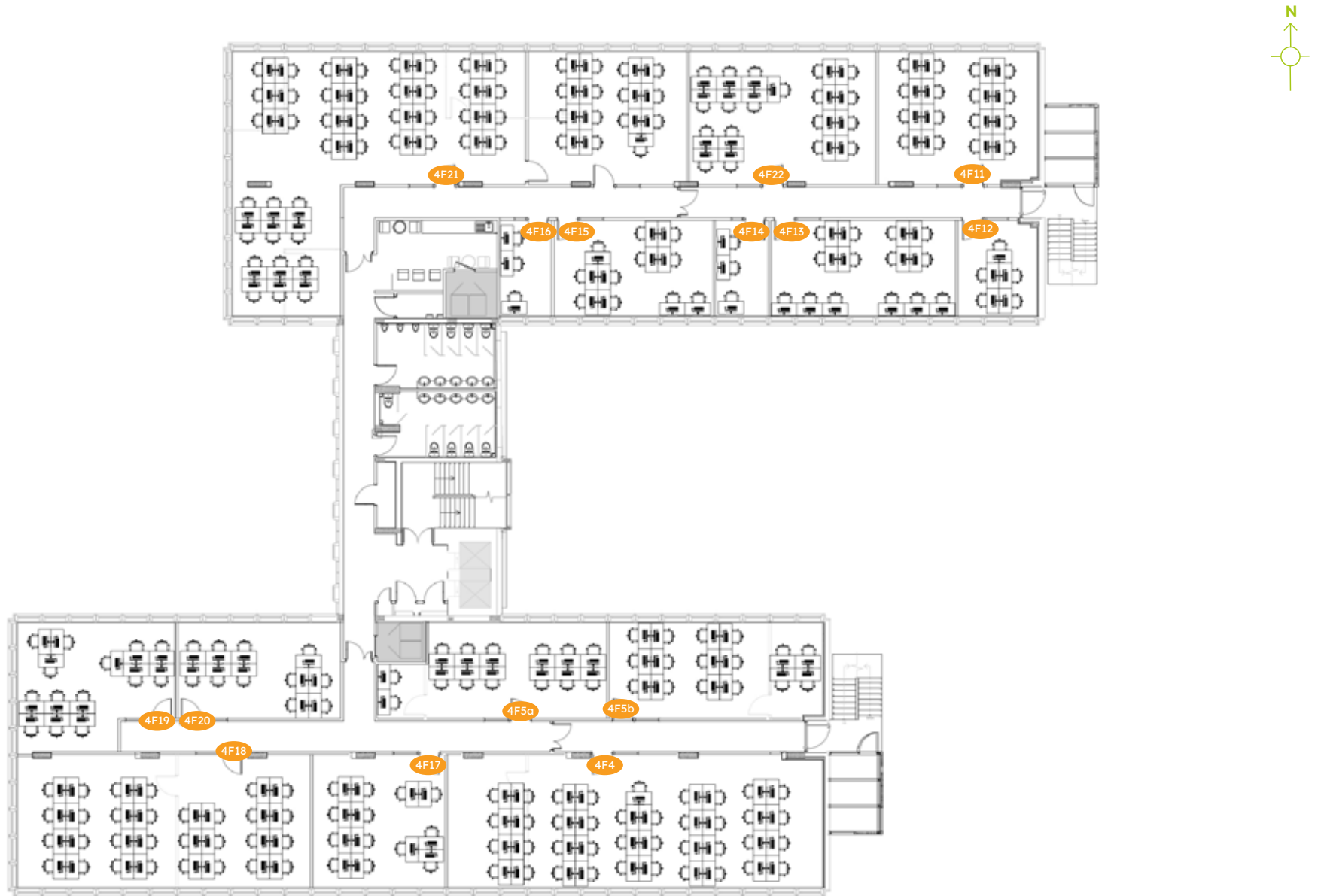
First Floor



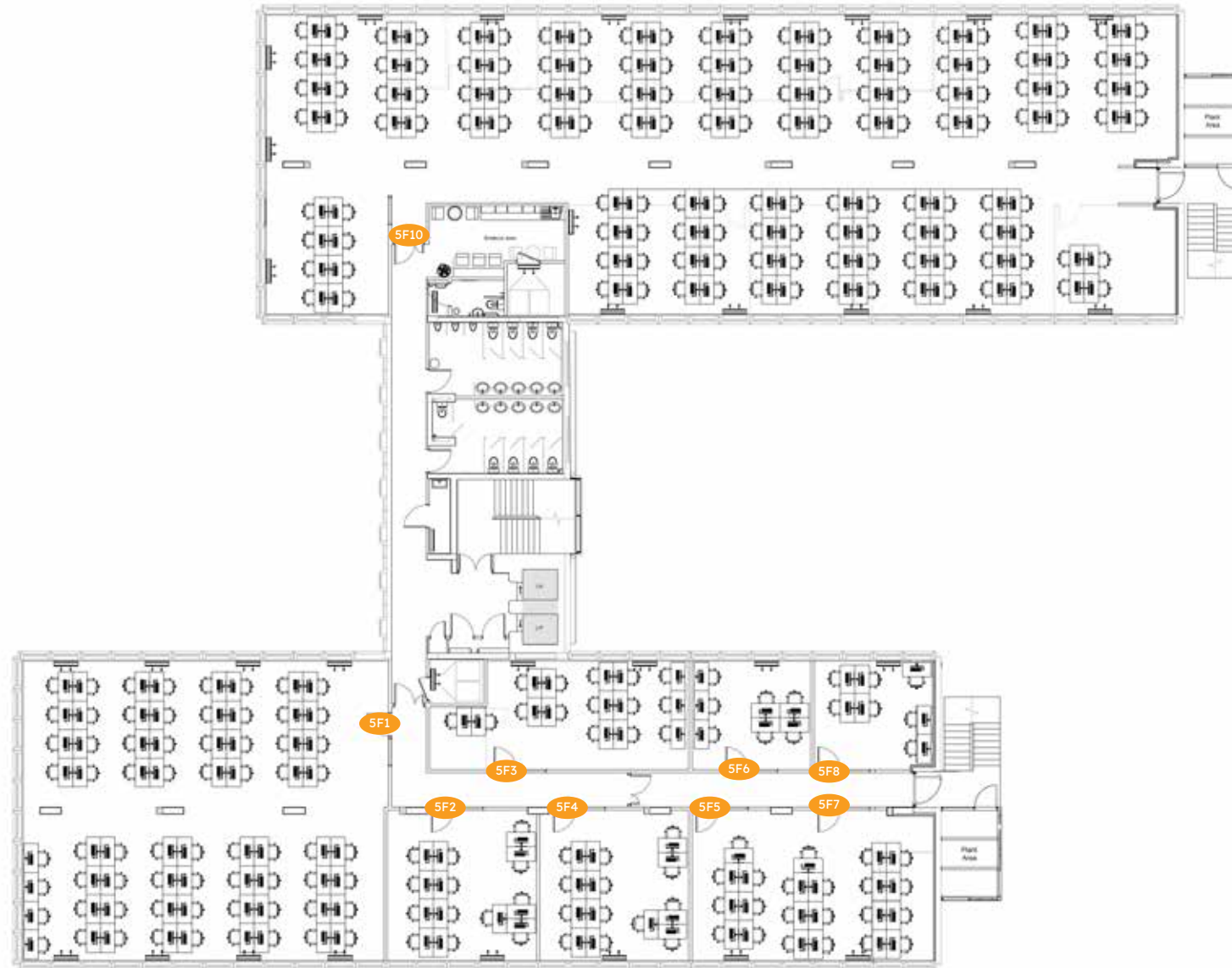
Second Floor



Third Floor



Fourth Floor



Fifth Floor



Our Story

Since 2003, Arena Offices has been creating inspiring workspaces that help businesses thrive. From our first centre near Bournemouth to a growing portfolio of 12 premium locations across the South of England, our mission has remained the same: to make coming to work a pleasure.

As a privately owned company, we take a long-term view; building strong client relationships, maintaining our own buildings, and continually investing in quality, service, and sustainability. Our ethos is shaped around three pillars that define the Arena experience:

Inspiring Workspaces

Every Arena centre is thoughtfully designed to support productivity, creativity, and wellbeing. From stylish breakout areas to fully furnished private offices and high-spec meeting rooms, each space is tailored to meet the needs of modern business with flexibility, comfort, and quality built in.

5-Star Concierge

Our on-site reception teams offer a five-star service that takes care of the day-to-day. From welcoming guests to managing calls and bookings, we handle the details so our clients can focus on what matters most.

Vibrant Community

Arena spaces bring businesses together. Through shared lounges, networking events, and an open, welcoming atmosphere, we foster a sense of community that makes every day more connected and enjoyable.





Grosvenor House - Basingstoke



The Square - Basingstoke



Victoria House - Bournemouth



Riverside Way - Camberley



Lancaster Court - Fareham



Number 25 - Fareham



Abbey House - Farnborough



Nimrod Way - Ferndown



Langstone Gate - Havant



Holyrood Close - Poole

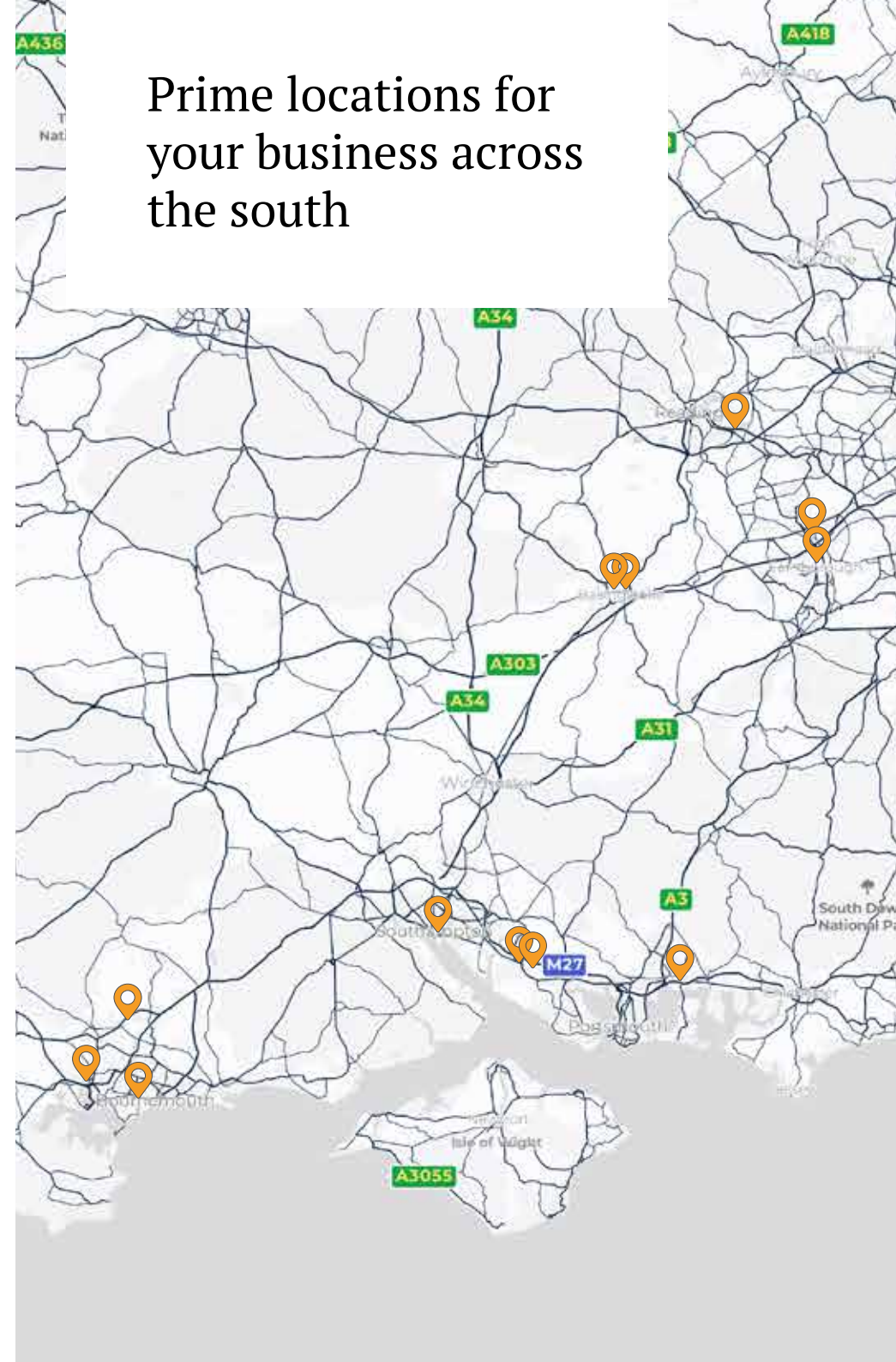


Berkshire Place - Reading



Threefield House - Southampton

Prime locations for
your business across
the south









Make Coming to Work a Pleasure

Abbey House

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