

ARENA OFFICES

Nimrod Way

9 Nimrod Way, Ferndown, BH21 7UH

86 Private Offices, 3 to 50+ desks



Welcome to Nimrod Way

A photograph of a modern, two-story building with a white upper section and a brick lower section. The building has several large windows and a central glass entrance. The sky is cloudy. In the foreground, there is a paved area and some greenery in planters.

“Our organisation moved to Arena, Ferndown, in February 2024. It was a pain free process, as the Licence is straightforward. The Arena team have continued to be helpful whenever we approach them for information or support. The shared facilities are always clean and the conference rooms available to hire are very good.”

Ann Mackenzie, Action For Children

The Specification

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

Private office from 3-50+ desks

- A Block** - offices from 128 - 1,955 sq. ft.
- B Block** - offices from 347 - 750 sq. ft.
- C Block** - offices from 419 - 1,226 sq. ft.
- D Block** - offices from 473 - 1,038 sq. ft.
- E Block** - offices from 412 - 721 sq. ft.
- F Block** - offices from 348 - 502 sq. ft.

Description

The bright business lounge offers a welcoming reception and meet-and-greet area. Nimrod Way fosters a lively business community with networking opportunities among diverse offices and studios. Flexible solutions for 3 to 50+ desks make it ideal for entrepreneurs, SMEs, and corporate teams seeking a truly enjoyable workplace.



Ideal Location

Located just off the A31, Arena Ferndown is in easy reach of M27. The surrounding areas of Bournemouth, Ringwood, Christchurch, Wimborne and the New Forest are all easily accessible from the centre. Regular buses serve the industrial park and there are bus stops situated close to the centre.

 **Road:** A31 (1.3 Miles), M27 (18 Miles)

 **Air:** Bournemouth Airport (6 Miles)

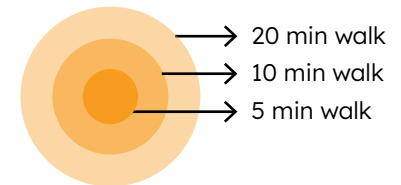
Car journey times:

Ferndown to Ringwood: **15 mins**

Ferndown to Poole: **22 mins**

Ferndown to Bournemouth: **24 mins**

Ferndown to Southampton: **42 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

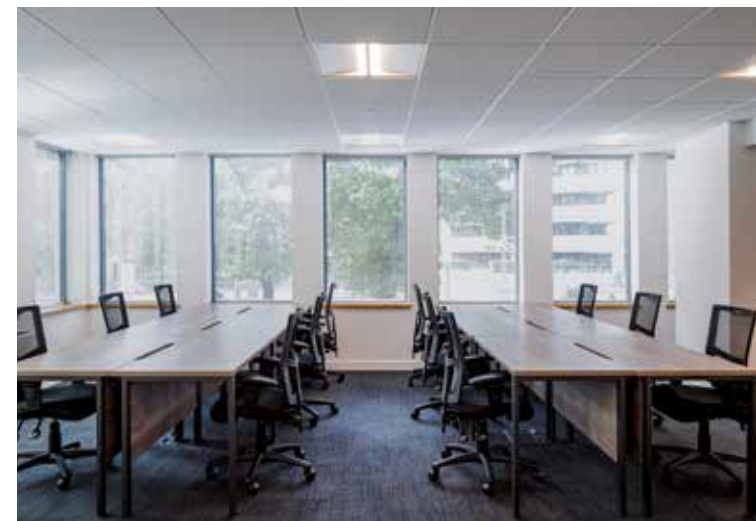
Perfect for scale-ups, regional teams, or project offices. Expand or reduce your space as needed, only paying for what you use. Our in-house design team can tailor and brand your space for collaboration, focus, or creativity. A perfect balance of private workspace with access to vibrant communal areas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



Studio Units



Meeting Rooms



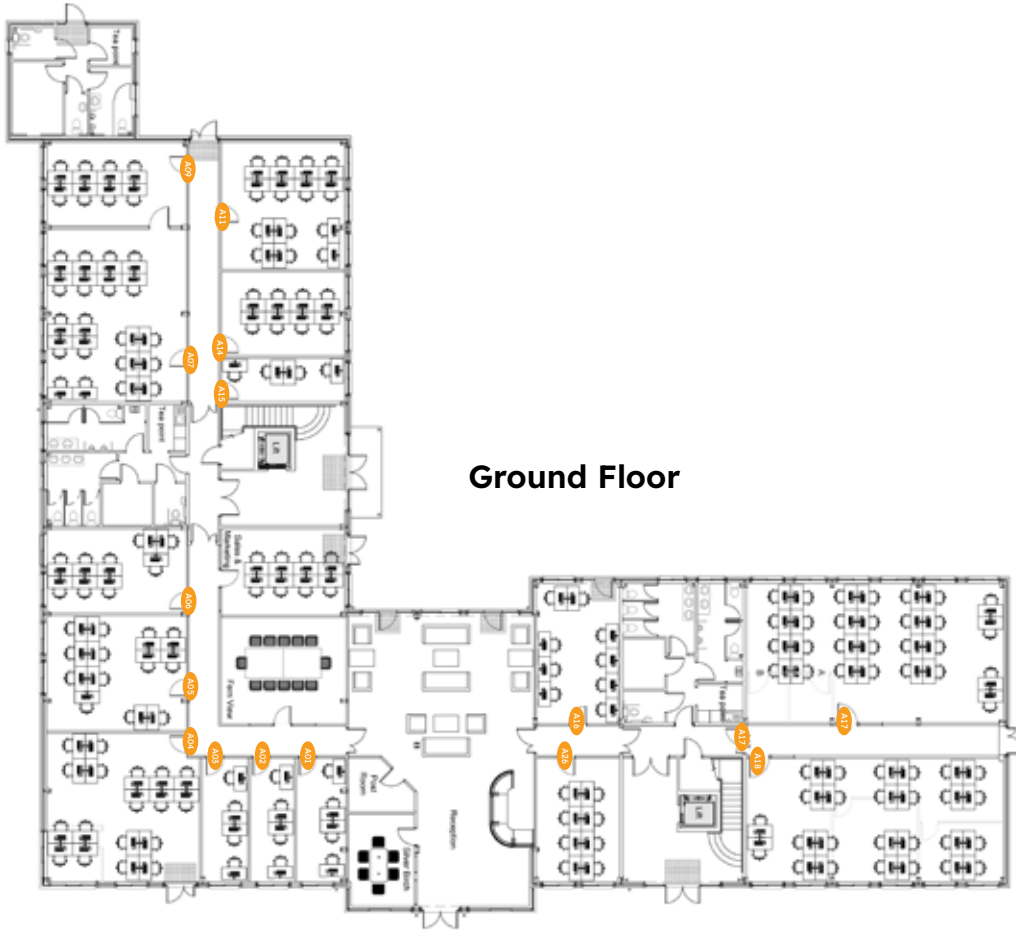
Business Lounge



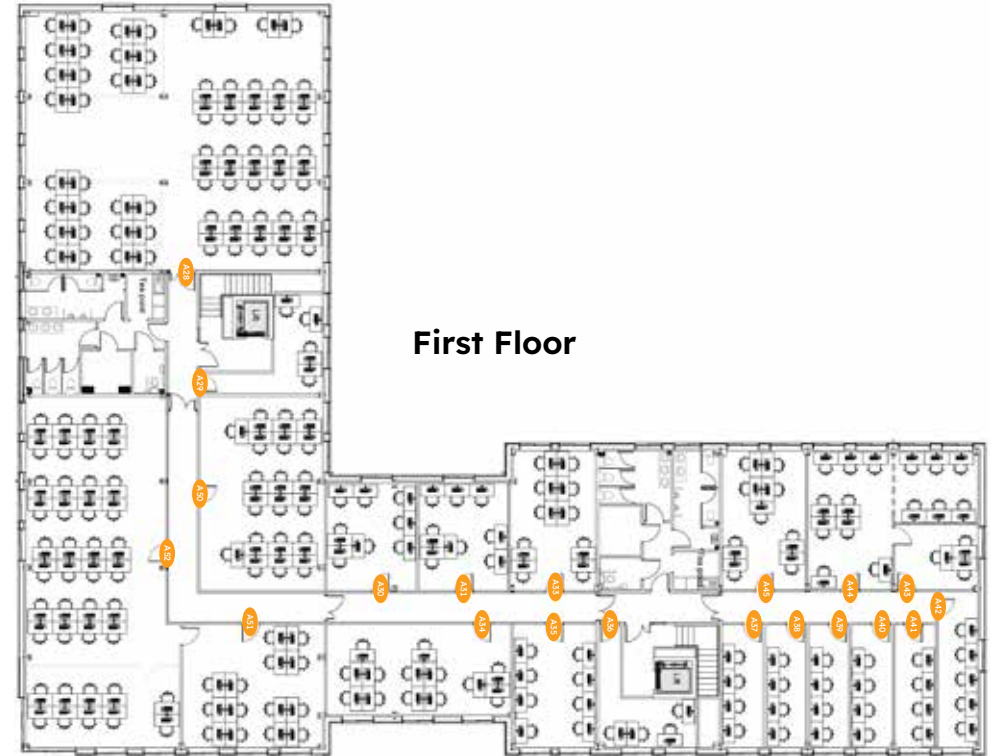
What else is included?

	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	✓	✗



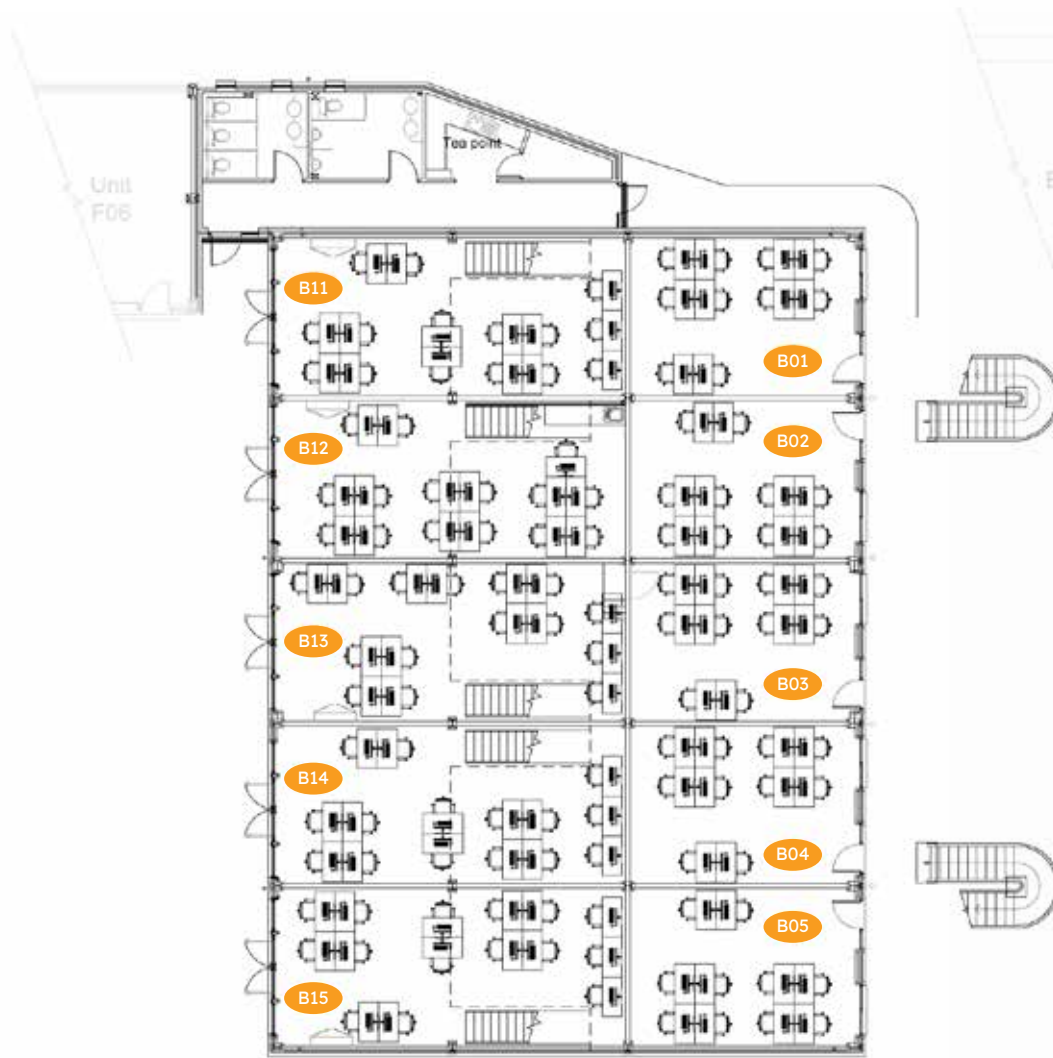


Ground Floor

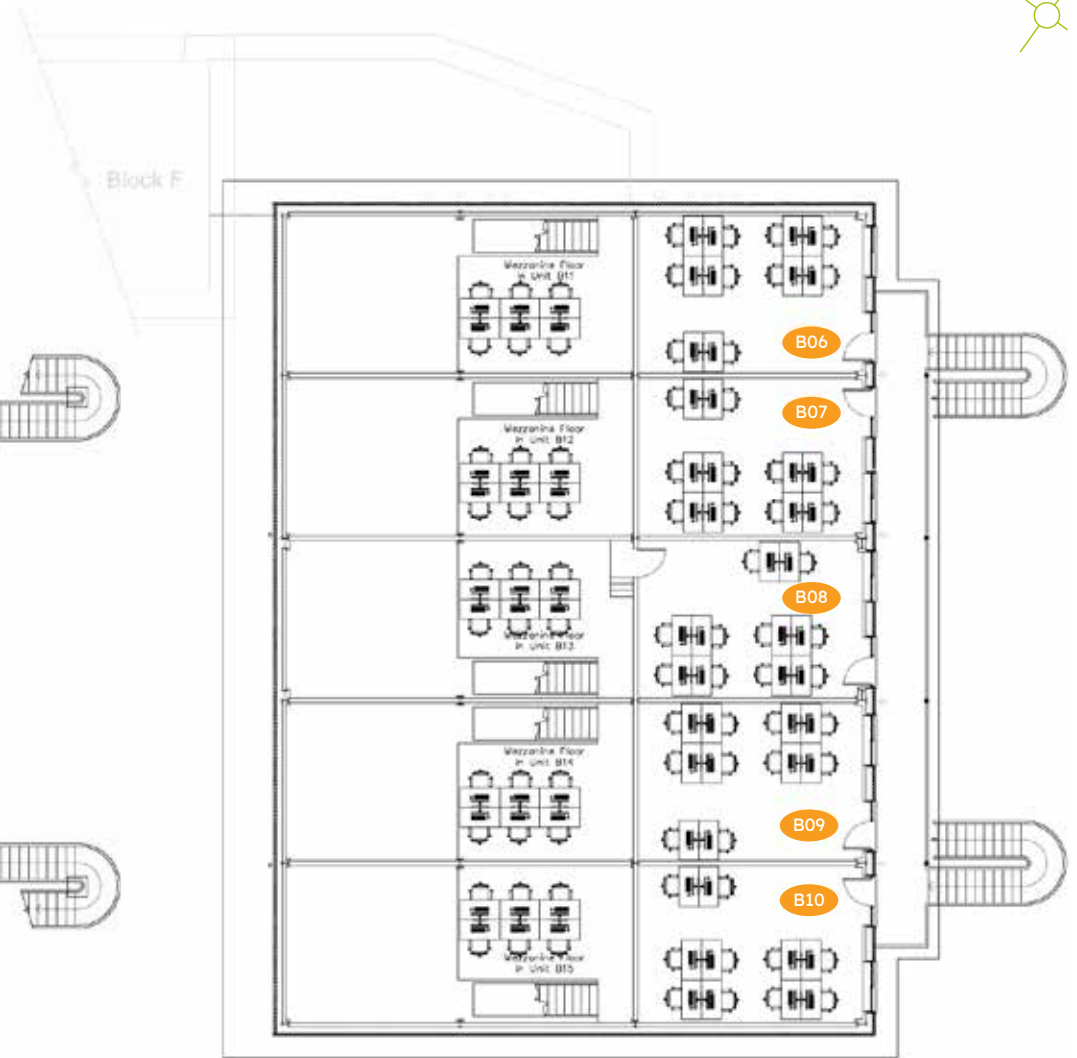


First Floor

A Block

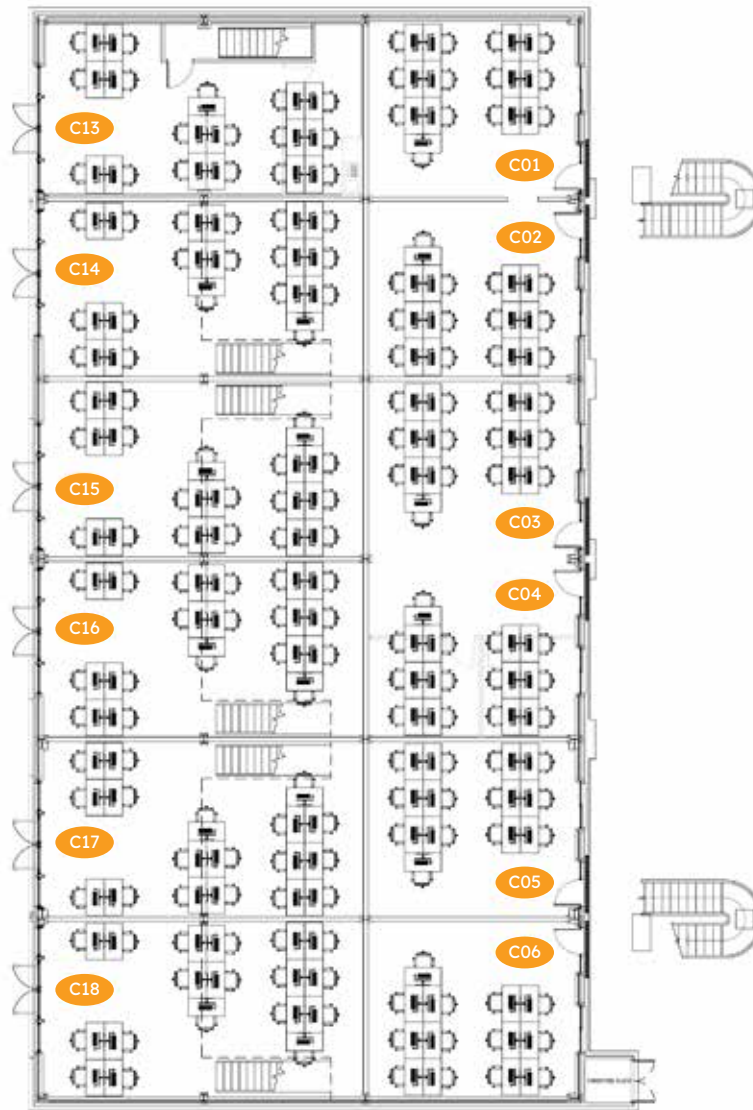


Ground Floor

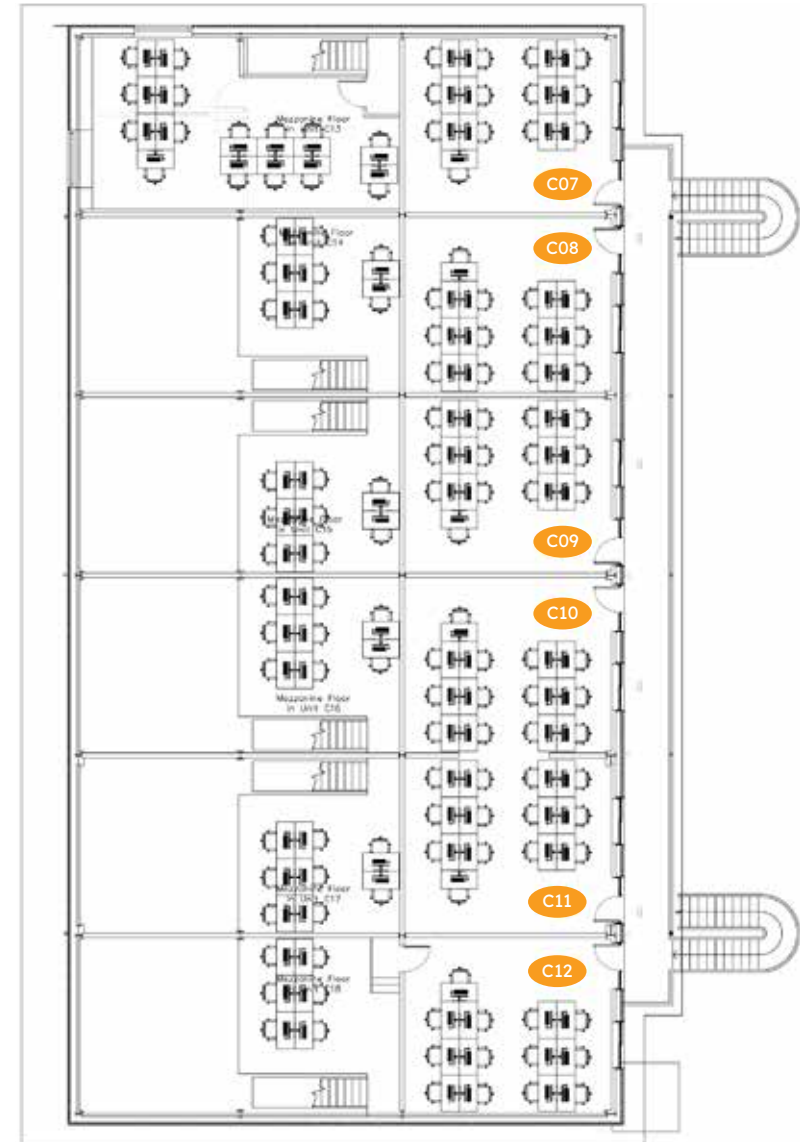


First/Mezzanine Floors

B Block

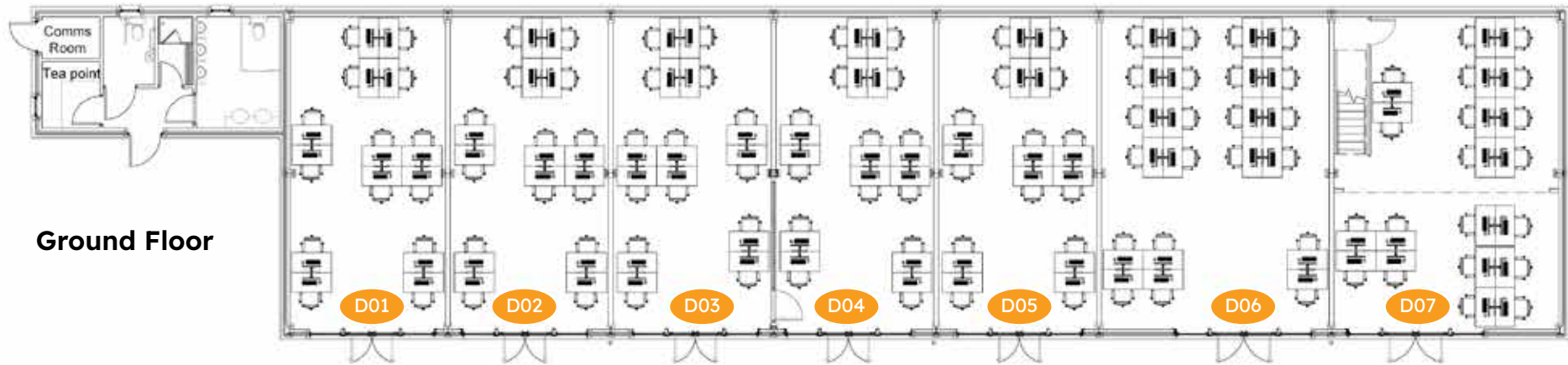


Ground Floor

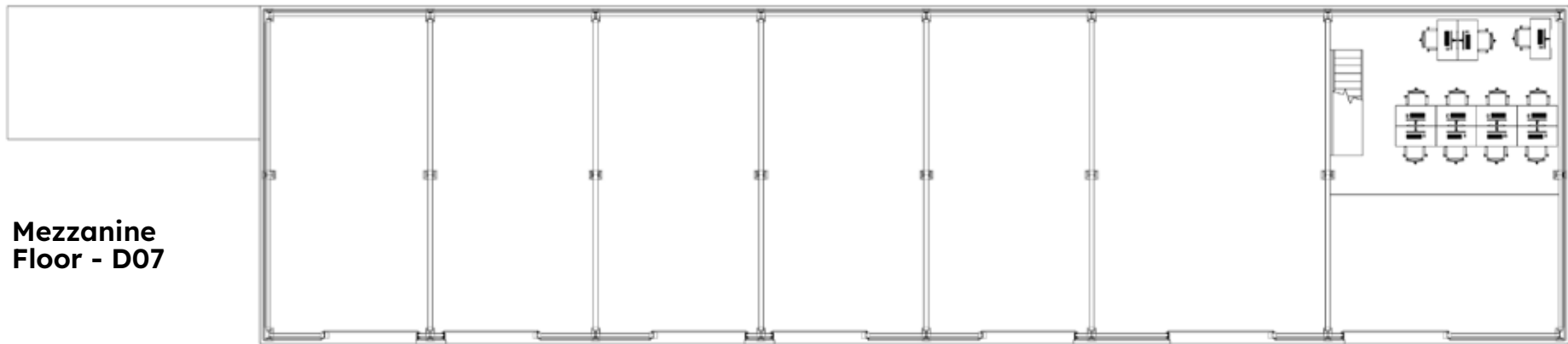


First/Mezzanine Floors

C Block

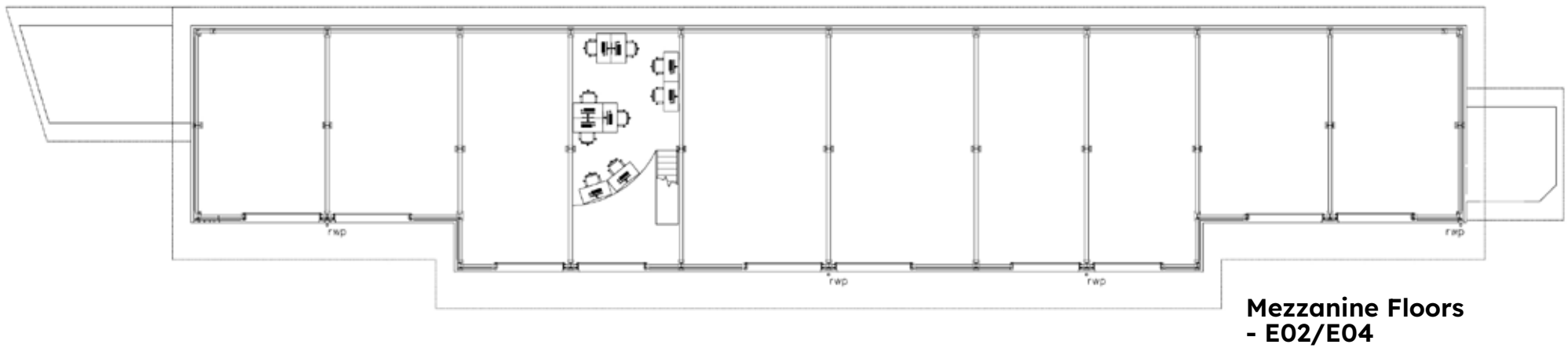


Ground Floor

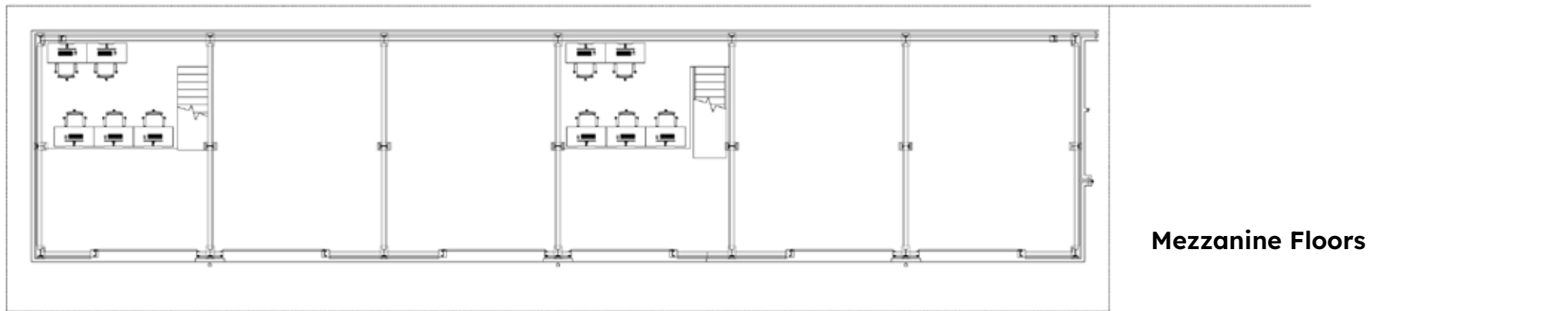
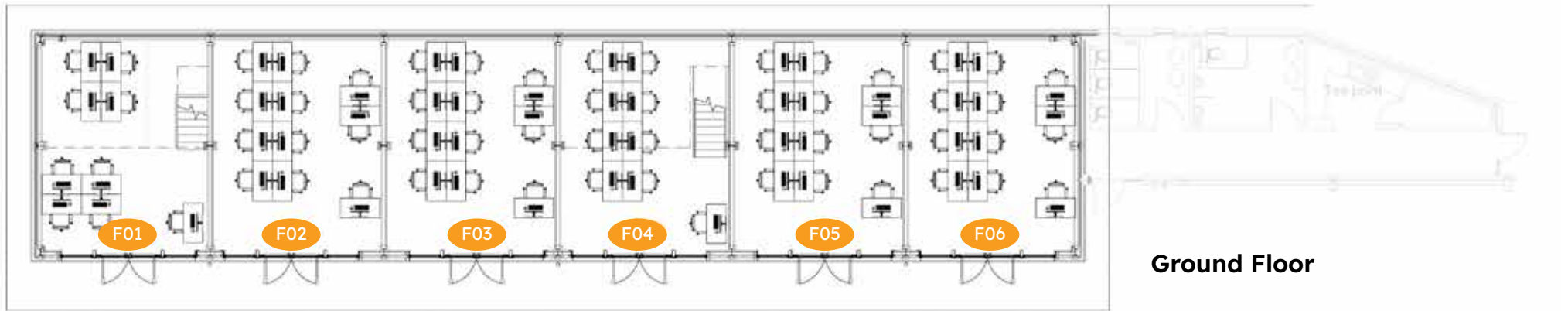


**Mezzanine
Floor - D07**

D Block



E Block



F Block



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

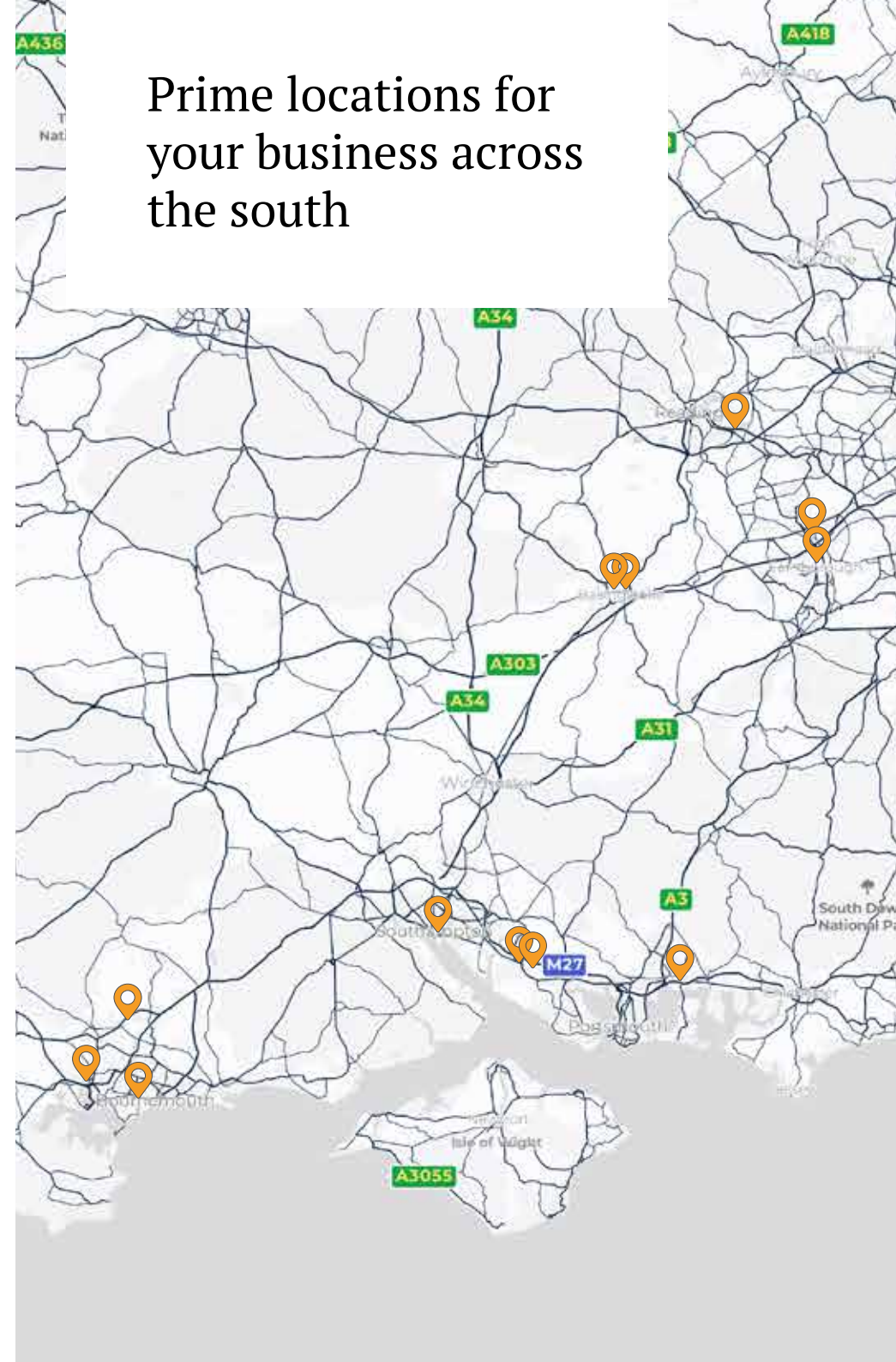


Berkshire Place - Reading



Threefield House - Southampton

Prime locations for
your business across
the south









Make Coming to Work a Pleasure

Nimrod Way

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