

ARENA OFFICES

# Holyrood Close

Poole, BH17 7FJ

78 Private Offices, 3 to 50+ desks







# Welcome to Holyrood Close
















"We have been here since the centre opened in 2006 and have always found Arena Poole to be a great place to work from. All the basics such as toilets, kitchens and bins are provided and maintained so you can focus on your business. The Arena staff are very hard working and helpful and I would recommend basing your business here."

**Chris Mooney, China Outsourcing**





# The Specification

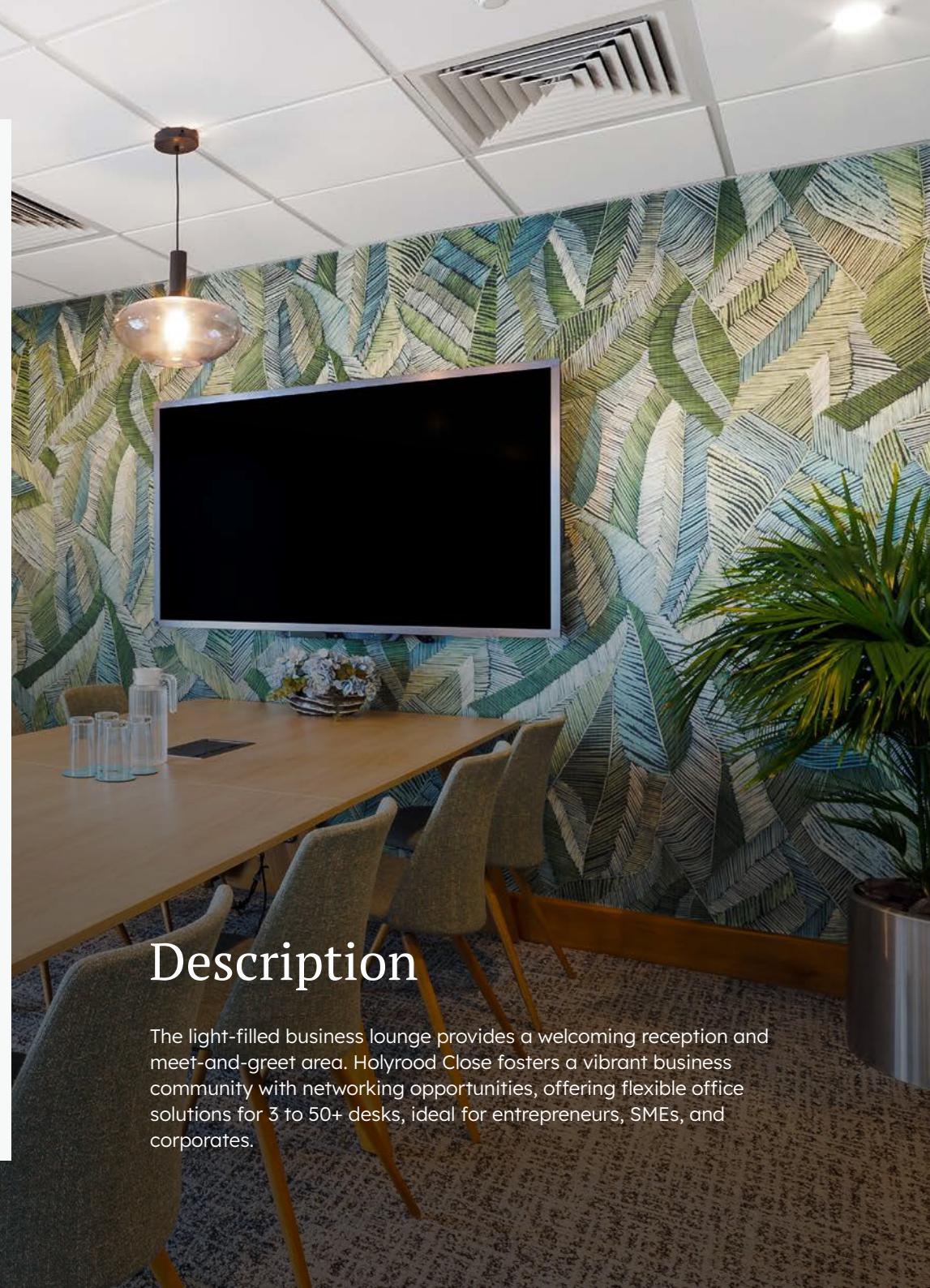
- |                                                                                                          |                                                                                                              |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  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

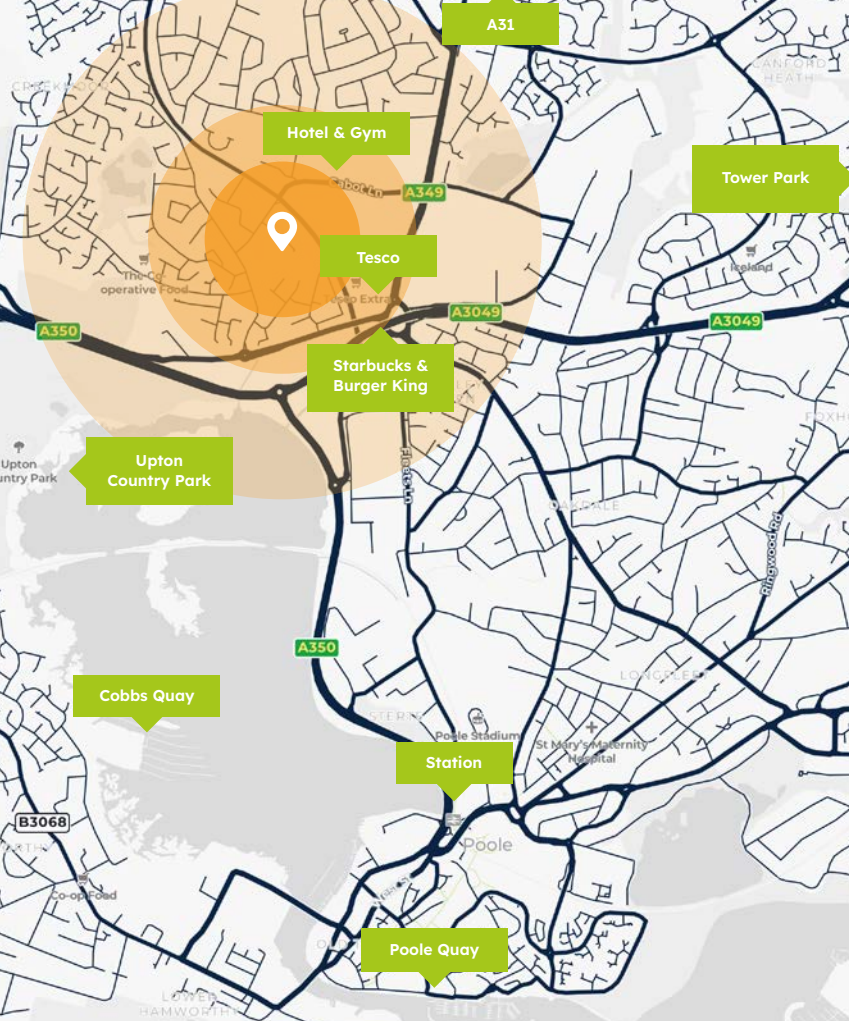
- A Block** - offices from 192 - 1,841 sq. ft.
- B Block** - offices from 156 - 1478 sq. ft.
- C Block** - offices from 407 - 413 sq. ft.
- D Block** - offices from 653 - 894 sq. ft.
- E Block** - offices from 679 - 894 sq. ft.
- F Block** - offices from 710 - 1,734 sq. ft.
- G Block** - offices from 787 - 833 sq. ft.

## Description

The light-filled business lounge provides a welcoming reception and meet-and-greet area. Holyrood Close fosters a vibrant business community with networking opportunities, offering flexible office solutions for 3 to 50+ desks, ideal for entrepreneurs, SMEs, and corporates.







# Ideal Location

Located close to Poole Harbour, this business centre benefits from an excellent central location. This centre is located within a 10 minute drive from Poole train station with frequent, direct services to London Waterloo. The centre is within a 25 minute drive from Bournemouth airport and in close proximity to the A31 and A350, providing great access for a simple commute.



**Rail:** Poole Station (2 Miles)



**Road:** A31 (4 Miles)



**Air:** Bournemouth Airport (10 Miles)

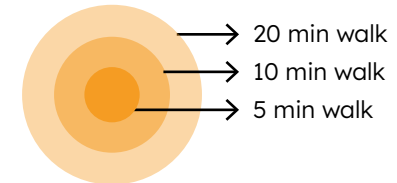
## Rail journey times:

Poole to Bournemouth: **13 mins**

Poole to Southampton Central: **47 mins**

Poole to Winchester: **1hr 10mins**

Poole to London Waterloo: **2hr 10 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





# Studio Units





# Meeting Rooms





# Business Lounge





## What else is included?

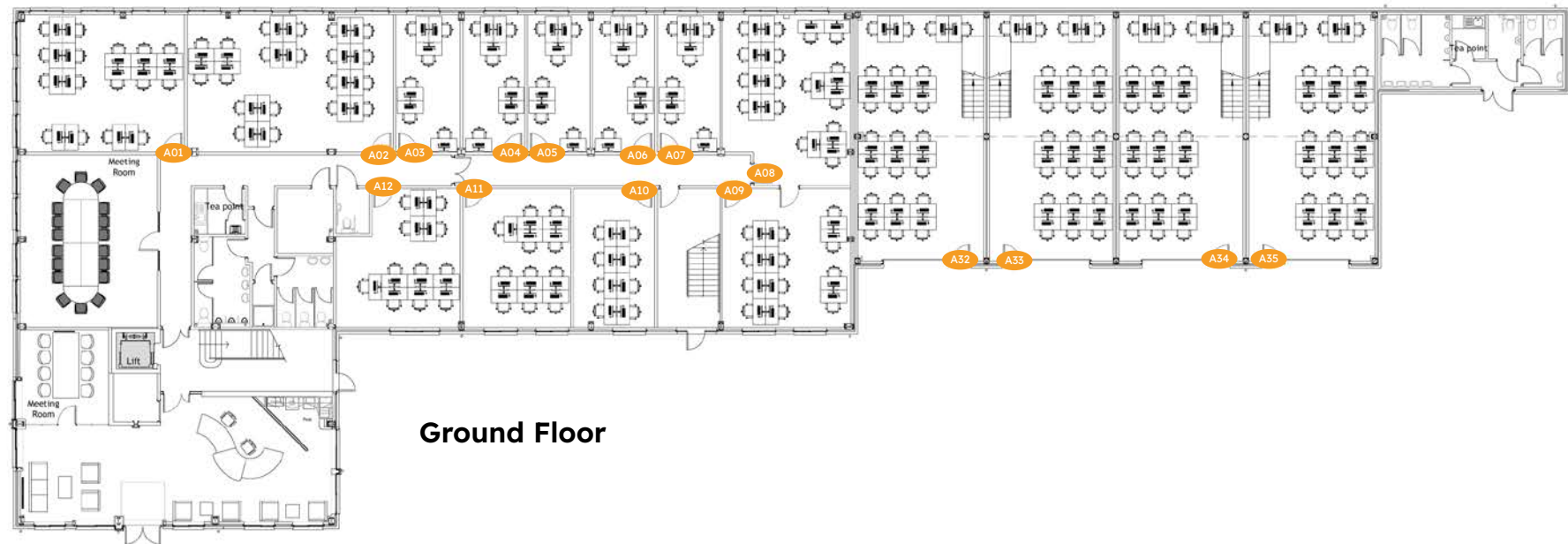
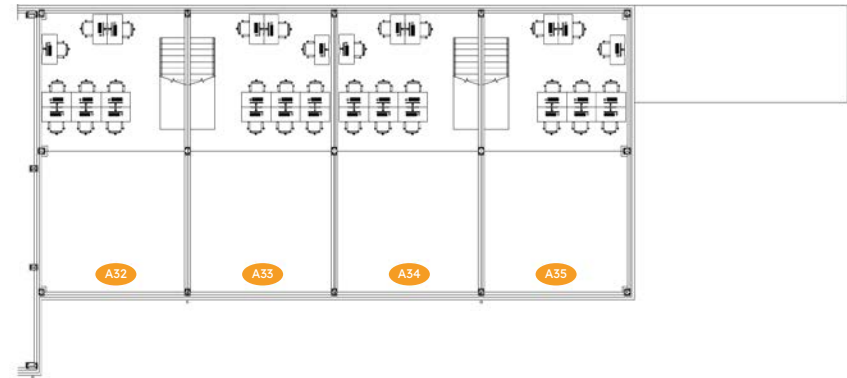
	Tenure	Arena Serviced	Leased Office
<b>Premises &amp; Property</b>	Building insurance and legal fees covered	✓	✗
	All internal and external building maintenance	✓	✗
	Regular office decoration and upkeep	✓	✗
	No dilapidation charges	✓	✗
	No stamp duty (typically 1% on 5-year leases)	✓	✗
	Service charges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







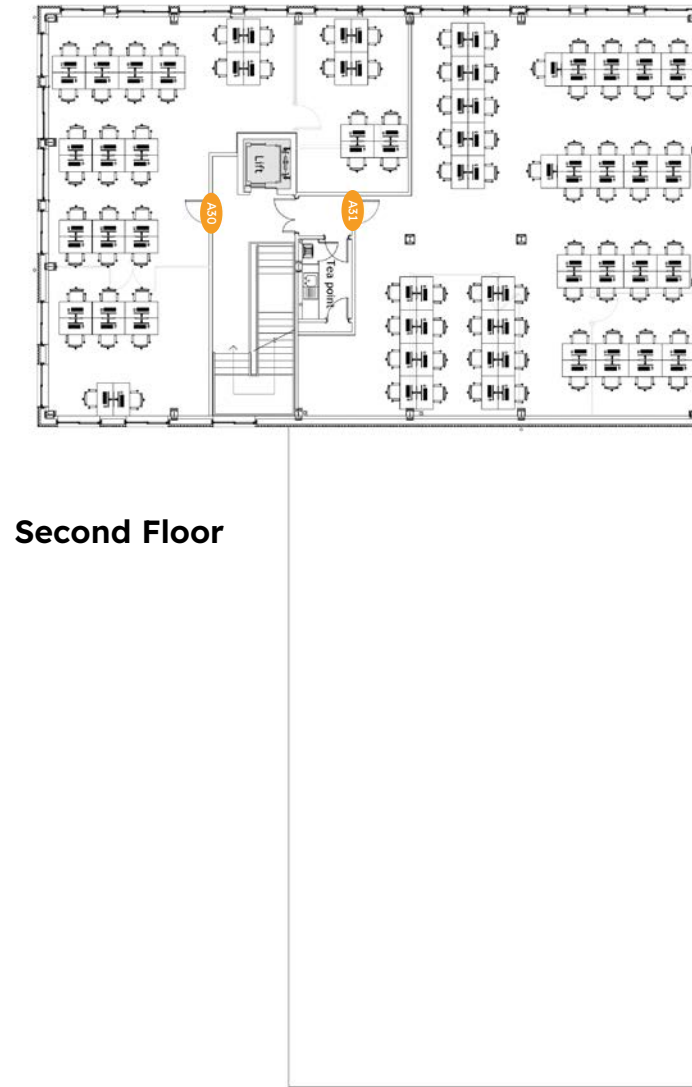
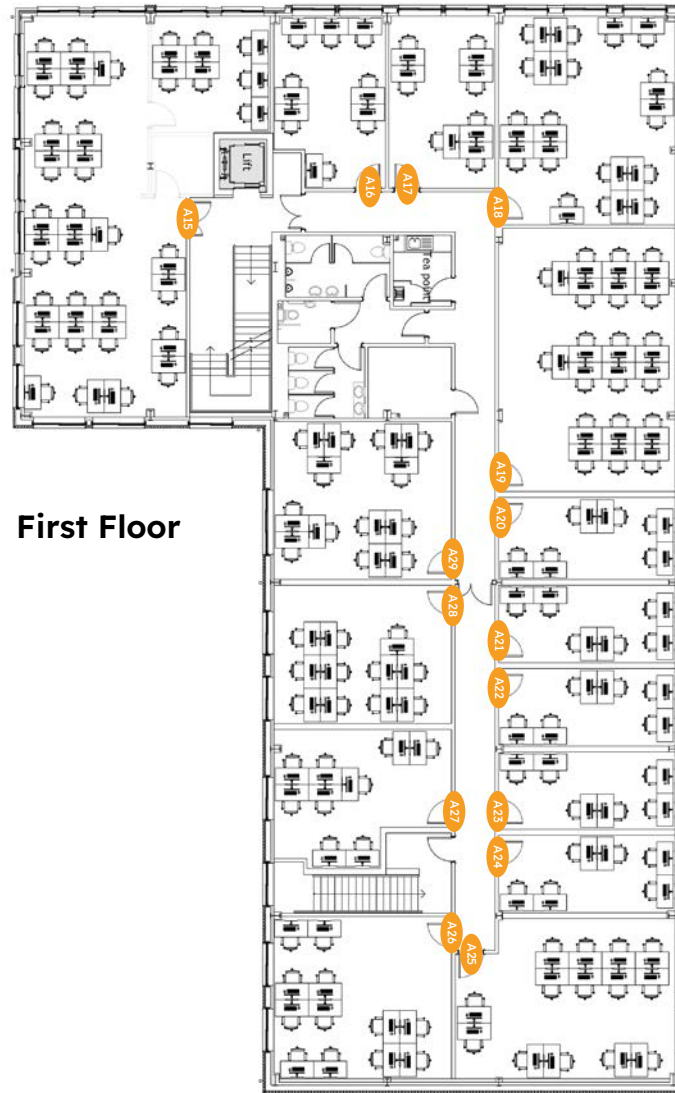
## Mezzanine Floors



## Ground Floor

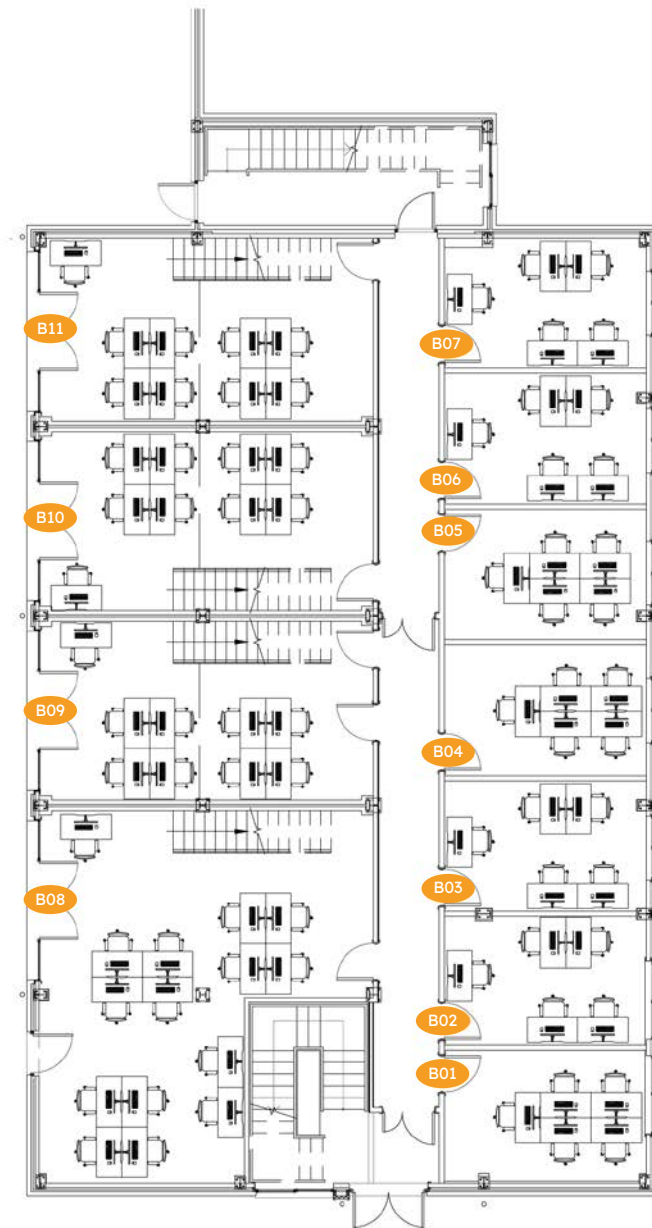
## A Block



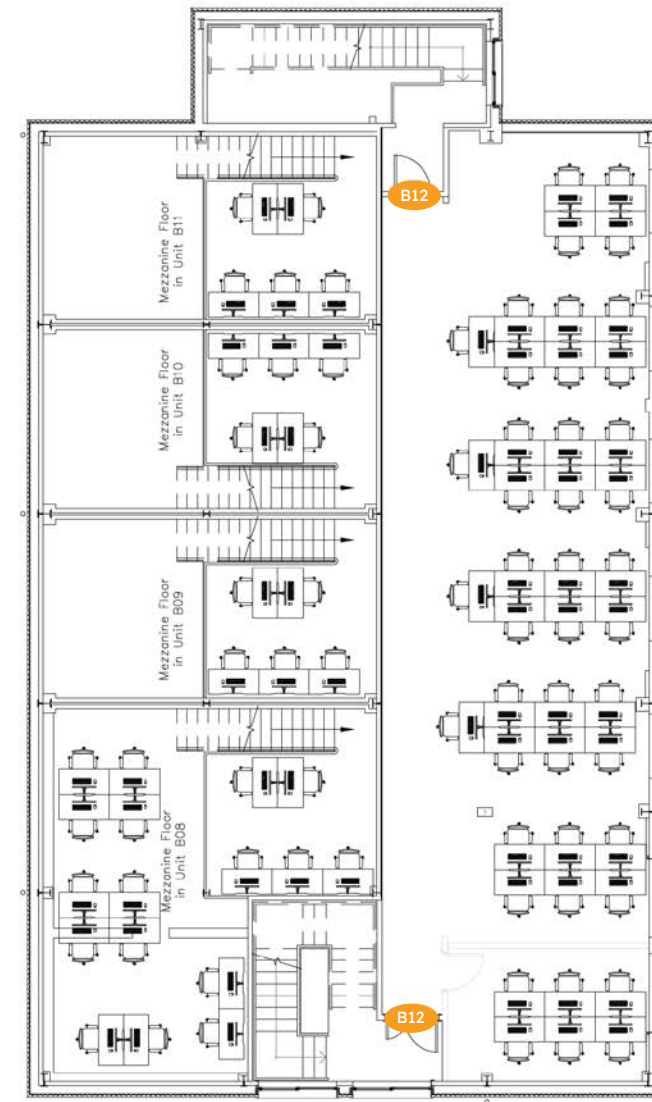


A Block





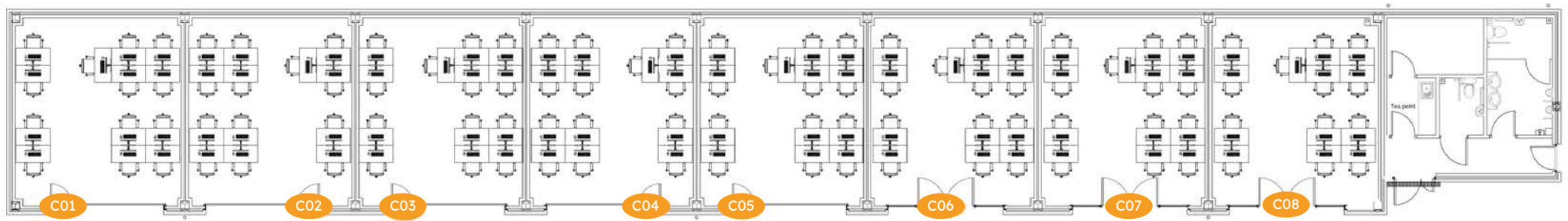
**Ground Floor**



**First & Mezzanine Floors**

# B Block



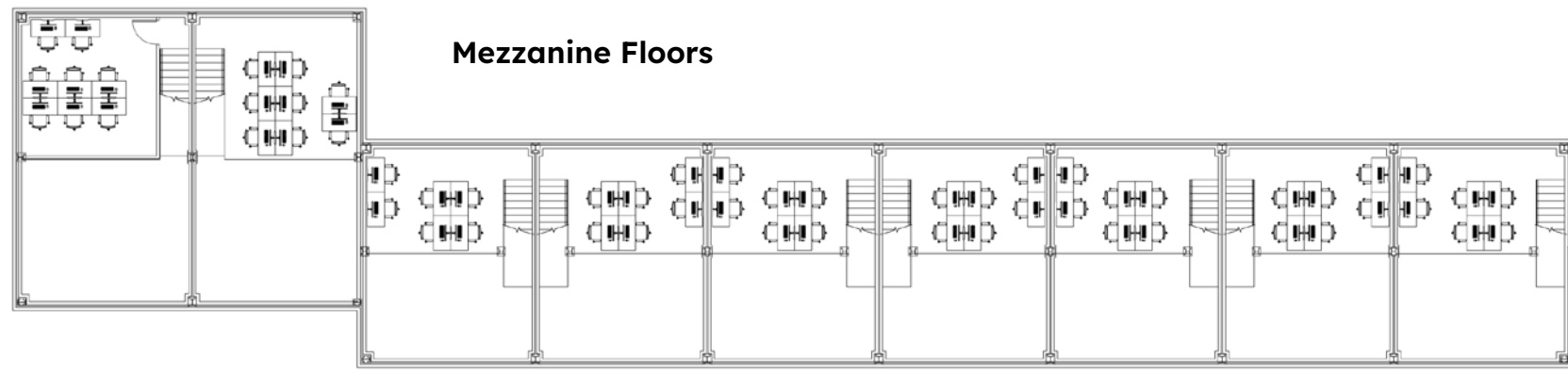


C Block

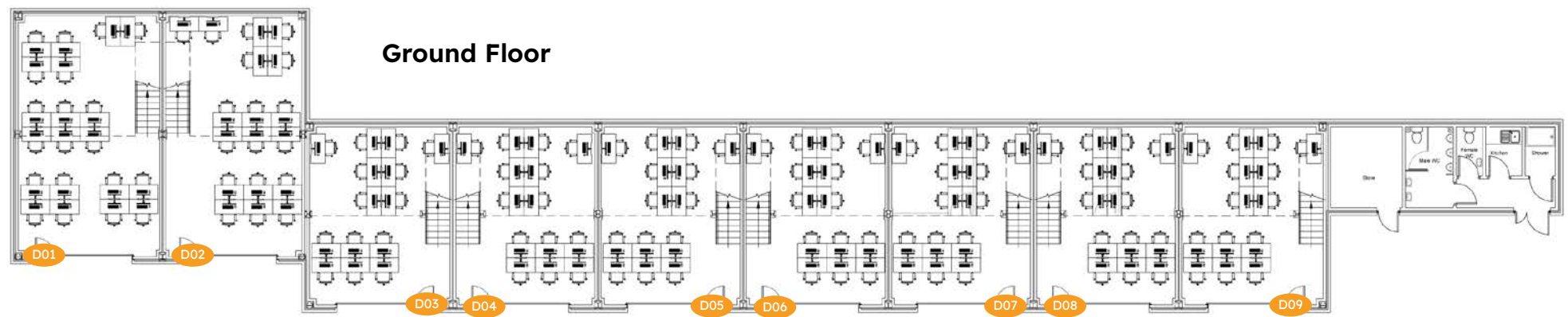




**Mezzanine Floors**

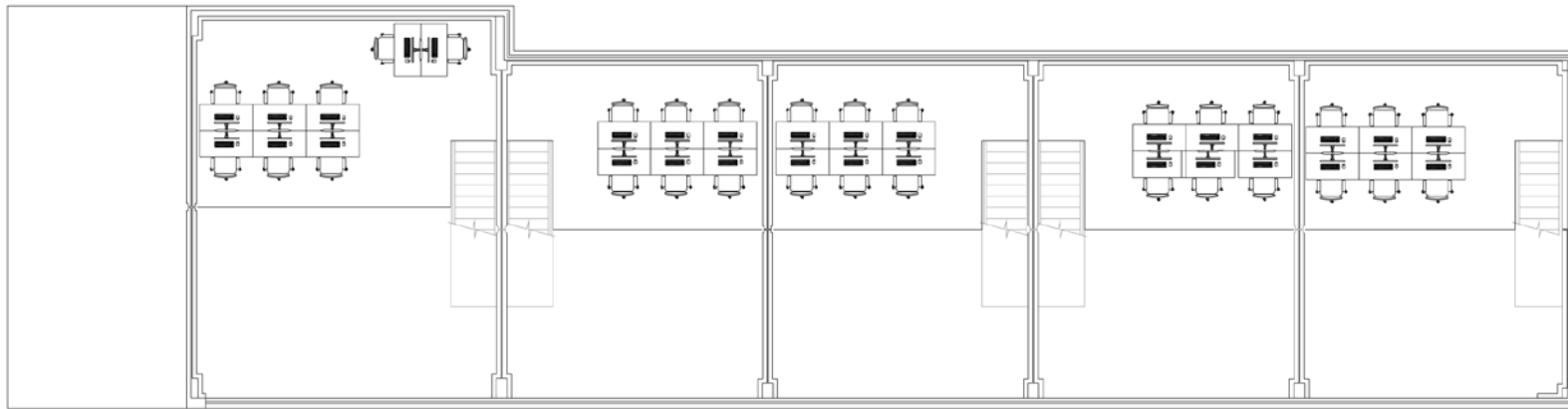


**Ground Floor**

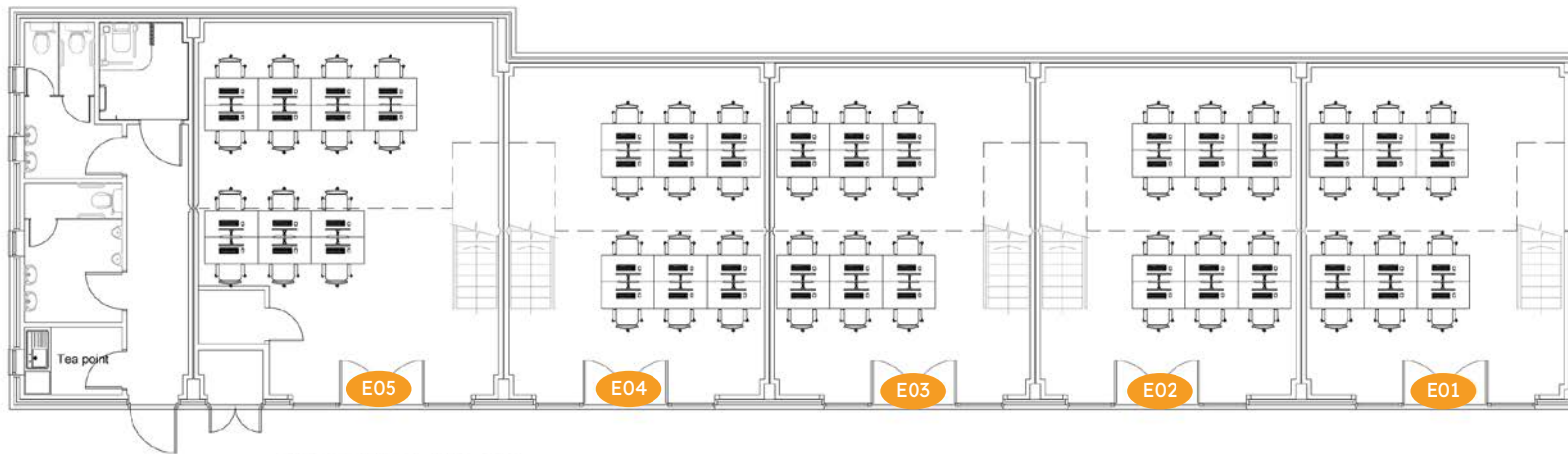


D Block





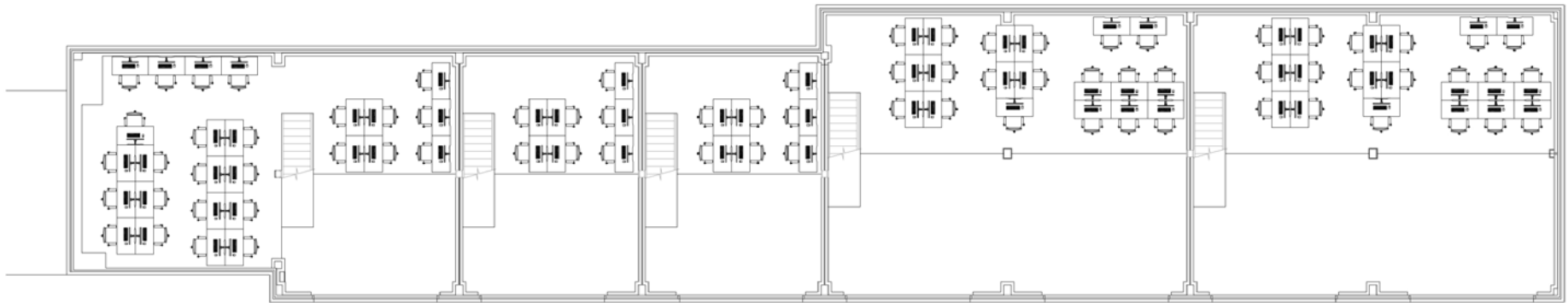
**Mezzanine Floors**



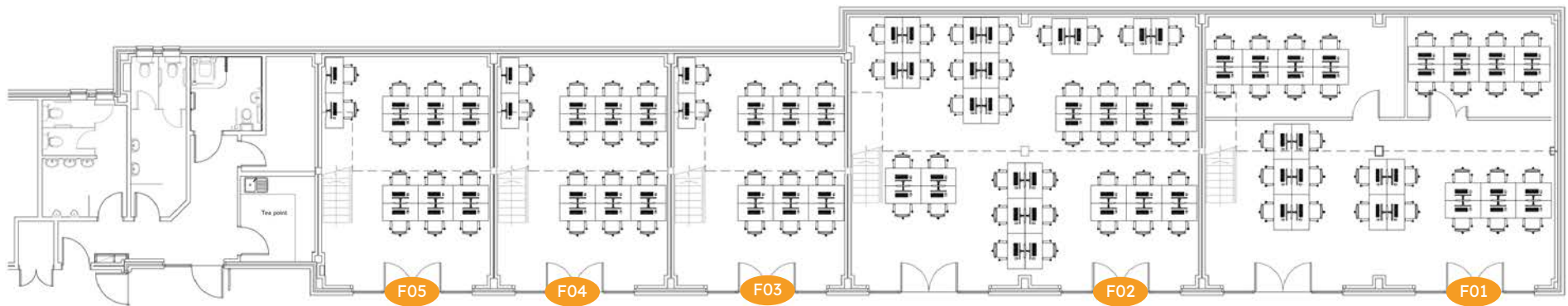
**Ground Floor**

E Block





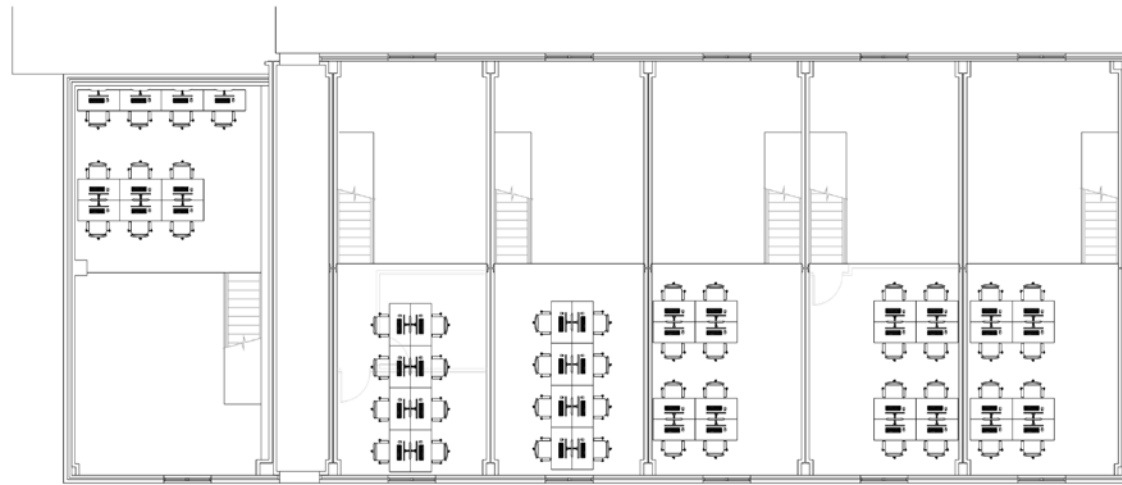
**Mezzanine Floors**



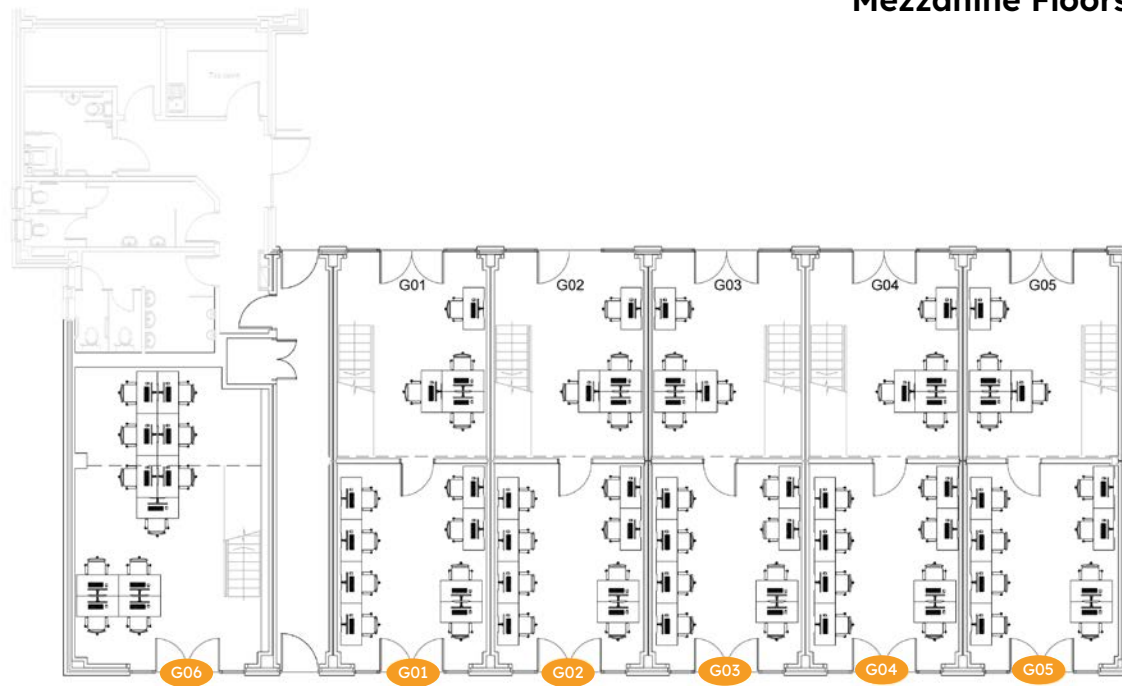
**Ground Floor**

F Block





**Mezzanine Floors**



**Ground Floor**

G 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

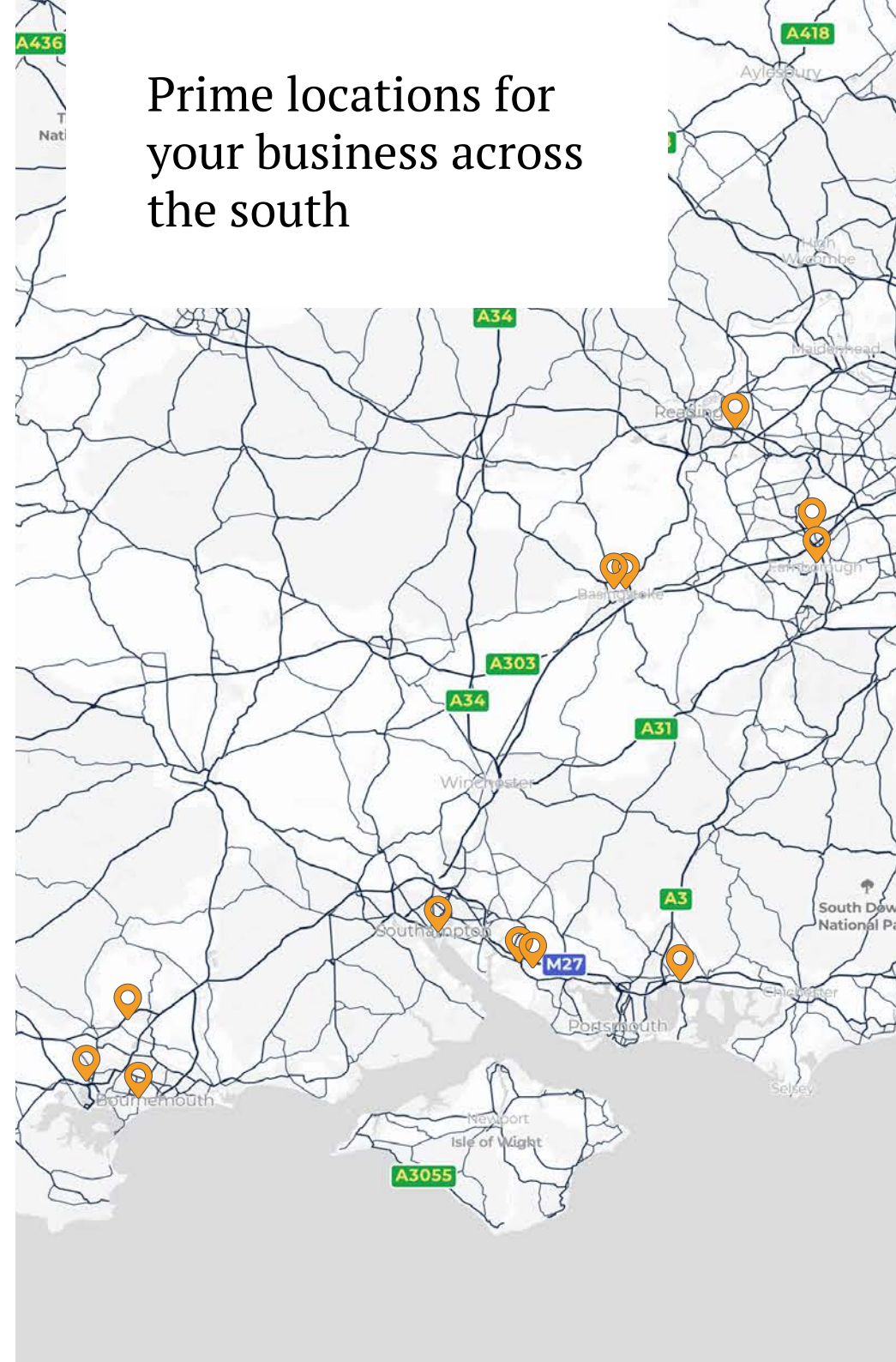


**Berkshire Place** - Reading

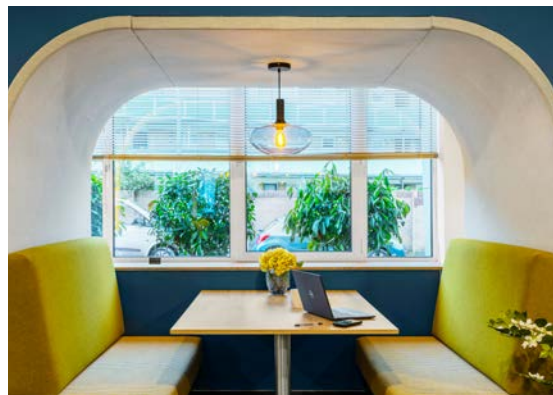


**Threefield House** - Southampton

# Prime locations for your business across the south











# Make Coming to Work a Pleasure

Holyrood Close

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