

ARENA OFFICES

# Langstone Gate

Solent Road, Havant, PO9 1TR

48 Private Offices, 3 to 50+ desks







# Welcome to Langstone Gate

















A photograph of two women standing in front of a large glass-walled office building at dusk. The woman on the left has blonde hair and is wearing a dark blue cardigan over a patterned top. The woman on the right has long brown hair and is wearing a white button-down shirt and a dark skirt. Both are smiling and waving their hands. The building's glass reflects the interior lights and the surrounding trees. A small potted plant is visible on the right side of the frame.

“The team at Arena are great! Nothing is too much trouble, everyone is approachable and really friendly. The offices are ready to move into with great tech, furnishings and large windows (definitely a plus!) The value for money at Arena is the reason why we chose to move our business here and it we are glad we did.”

**Jez Bellenie, Under One Cloud IT Support**



# The Specification

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

## Private office from 3-50+ desks

**Ground Floor** - offices from 145 - 2,713 sq. ft.

**First Floor** - offices from 135 - 3,198 sq. ft.

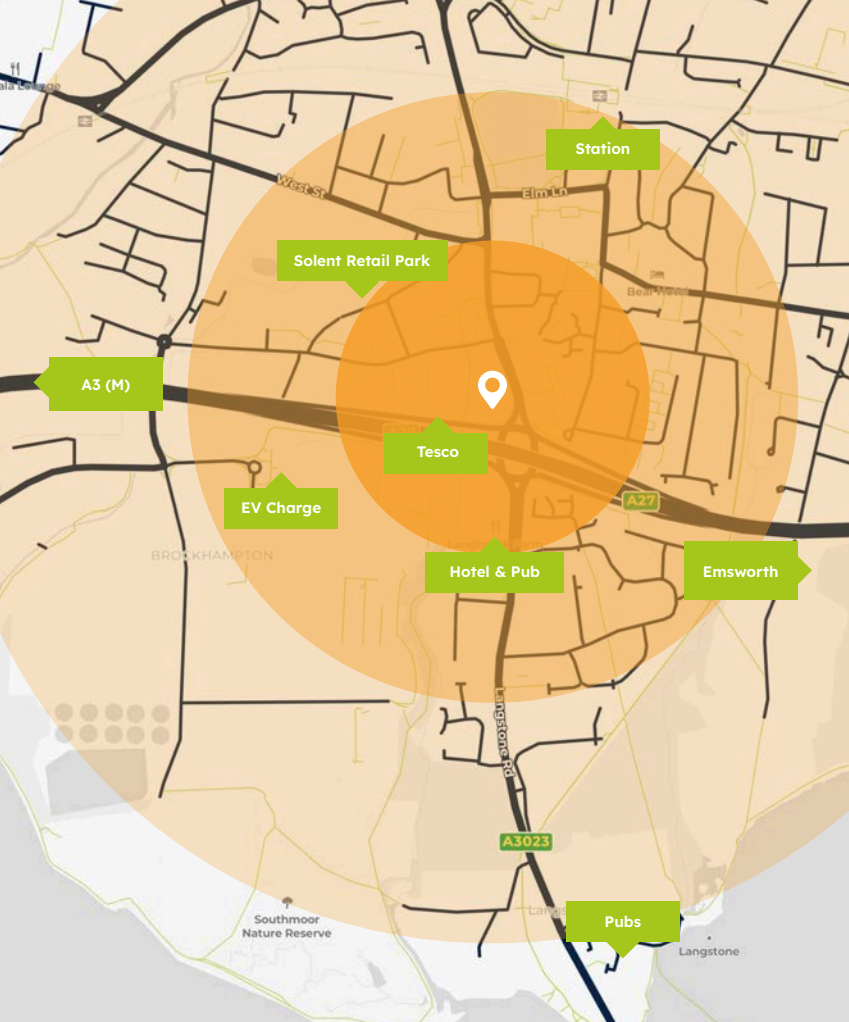
**Second Floor** - offices from 145 - 1,428 sq. ft.

**Third Floor** - offices from 239 - 1,381 sq. ft.

## Description

Newly refurbished, Langstone Gate offers breakout areas designed to promote creativity and collaboration, including bench spaces, work pods, and sofa areas. With a friendly meet-and-greet welcome, it provides flexible office solutions for 3 to 50+ desks, ideal for entrepreneurs, SMEs, and corporates.





# Ideal Location

Located close to a shopping complex, this business centre benefits from an excellent central location. This centre is located within a 10 minute walk from Havant train station with frequent, direct services to London Waterloo. The centre is within a 30 minute drive from Southampton airport and in close proximity to the M27, A3 and A27, providing great access for a simple commute.



**Rail:** Havant Station (0.5 Miles)



**Road:** A3 (2 Miles), M25 (47 Miles)



**Air:** Southampton Airport (22 Miles)

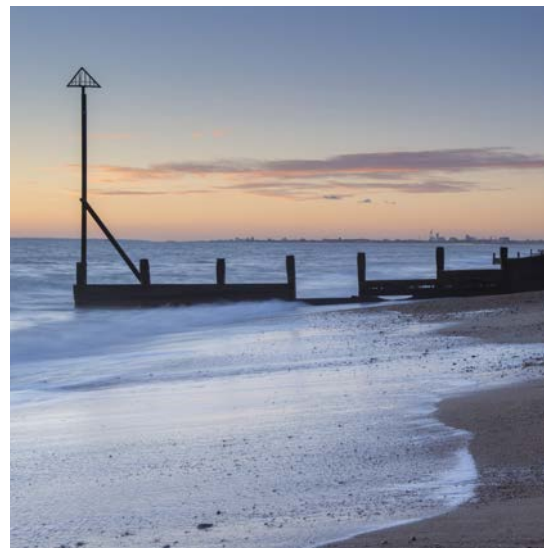
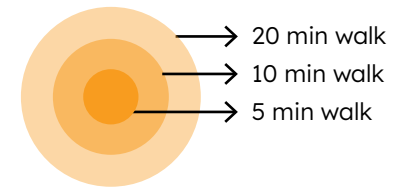
## Rail journey times:

Havant to Chichester: **10 mins**

Havant to Portsmouth & Southsea **13 mins**

Havant to Southampton: **42 mins**

Havant to London Waterloo: **1 hr 17 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

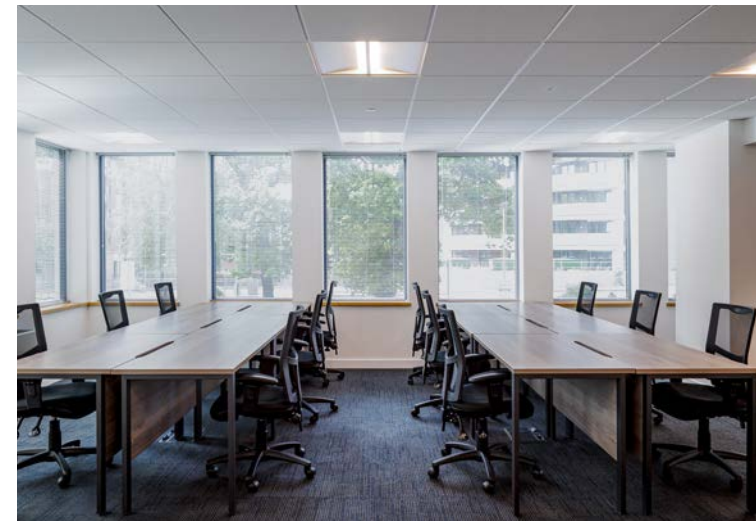
Perfect for scale-ups, regional teams, or project offices. Expand or reduce your space as needed, only paying for what you use. Our in-house design team can tailor and brand your space for collaboration, focus, or creativity. A perfect balance of private workspace with access to vibrant communal areas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





## Breakout Spaces





# Meeting Rooms





# Business Lounges



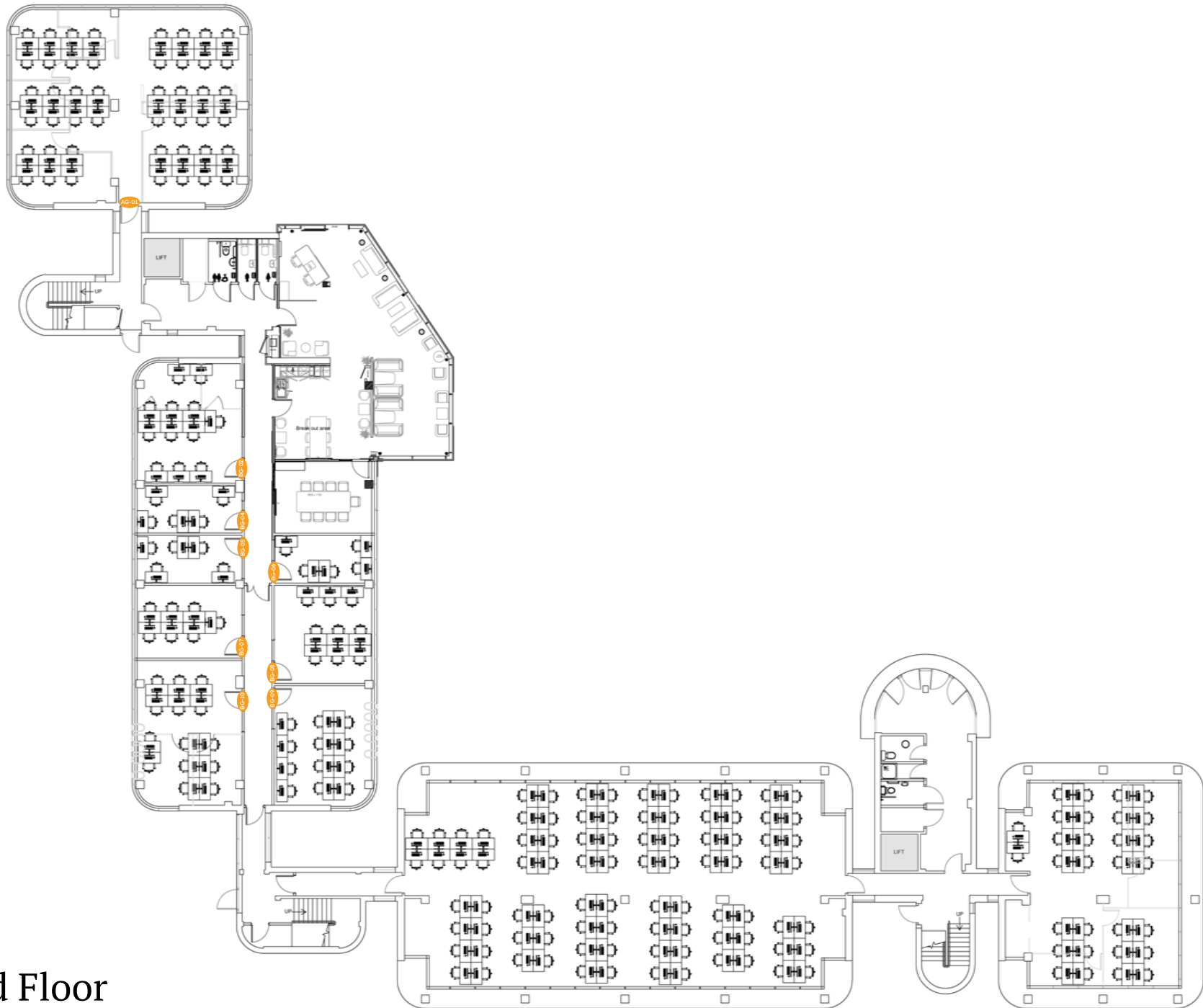


## What else is included?

|   | 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                     | ✓              | ✗             |





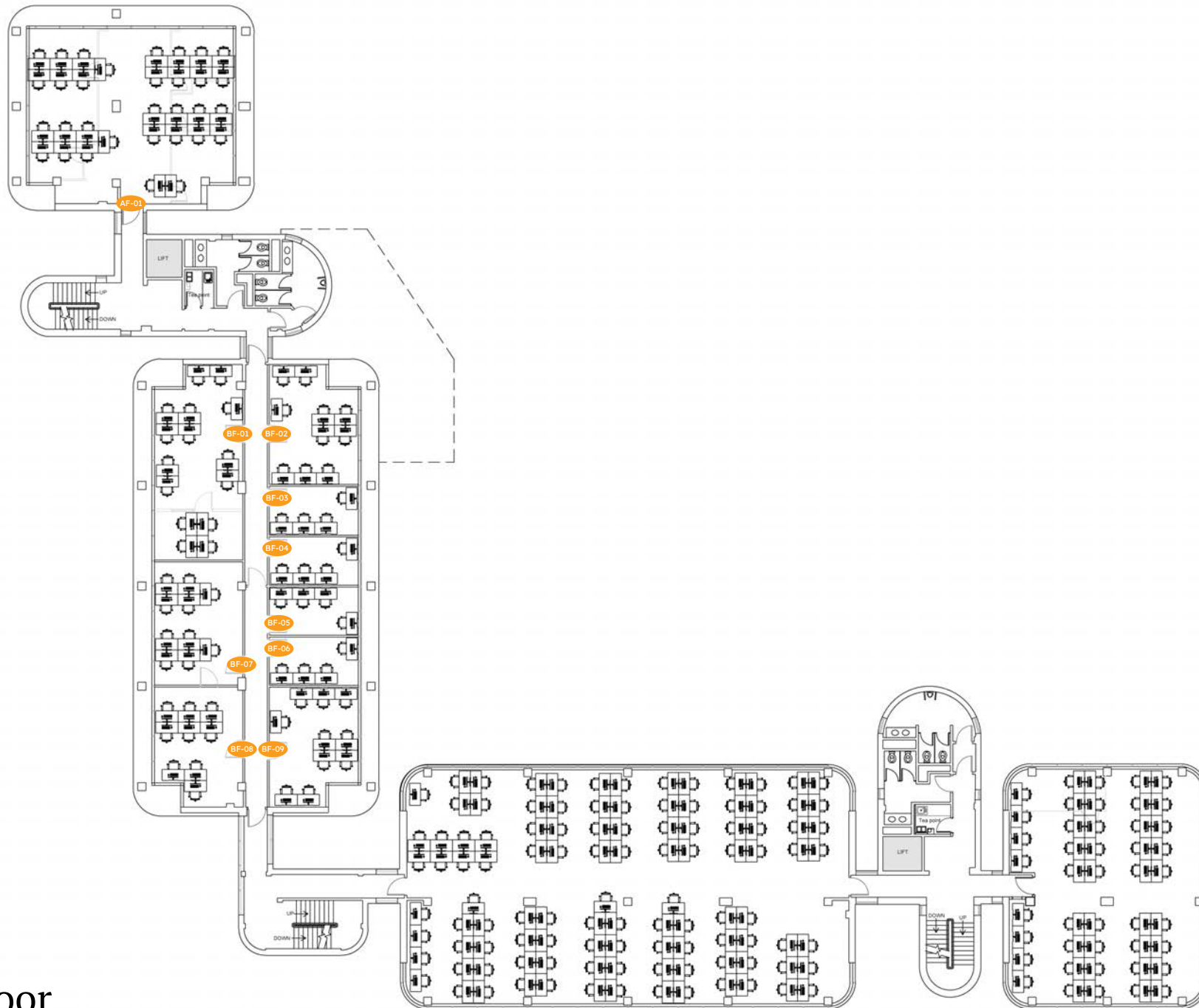


Ground Floor

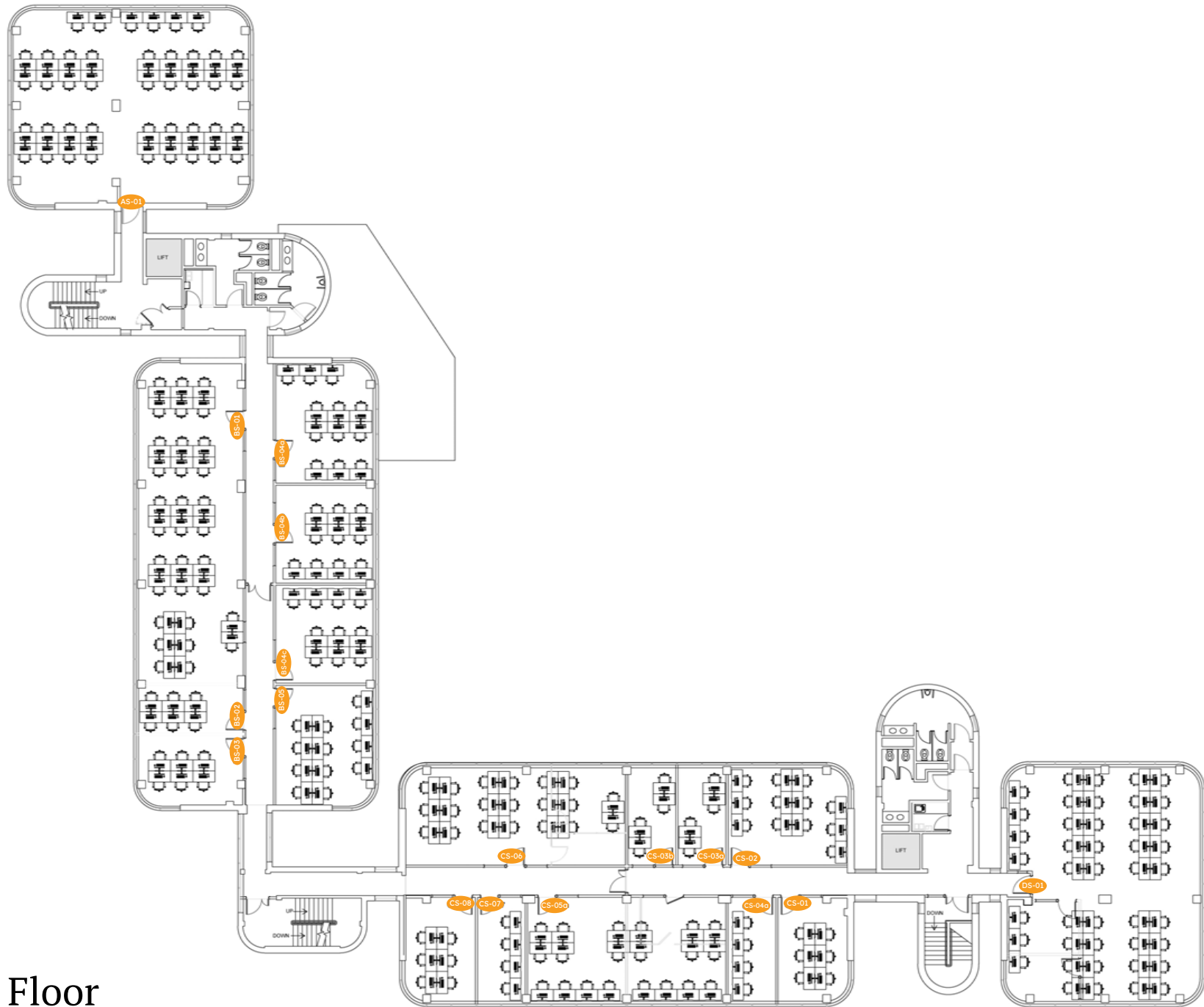




# First Floor

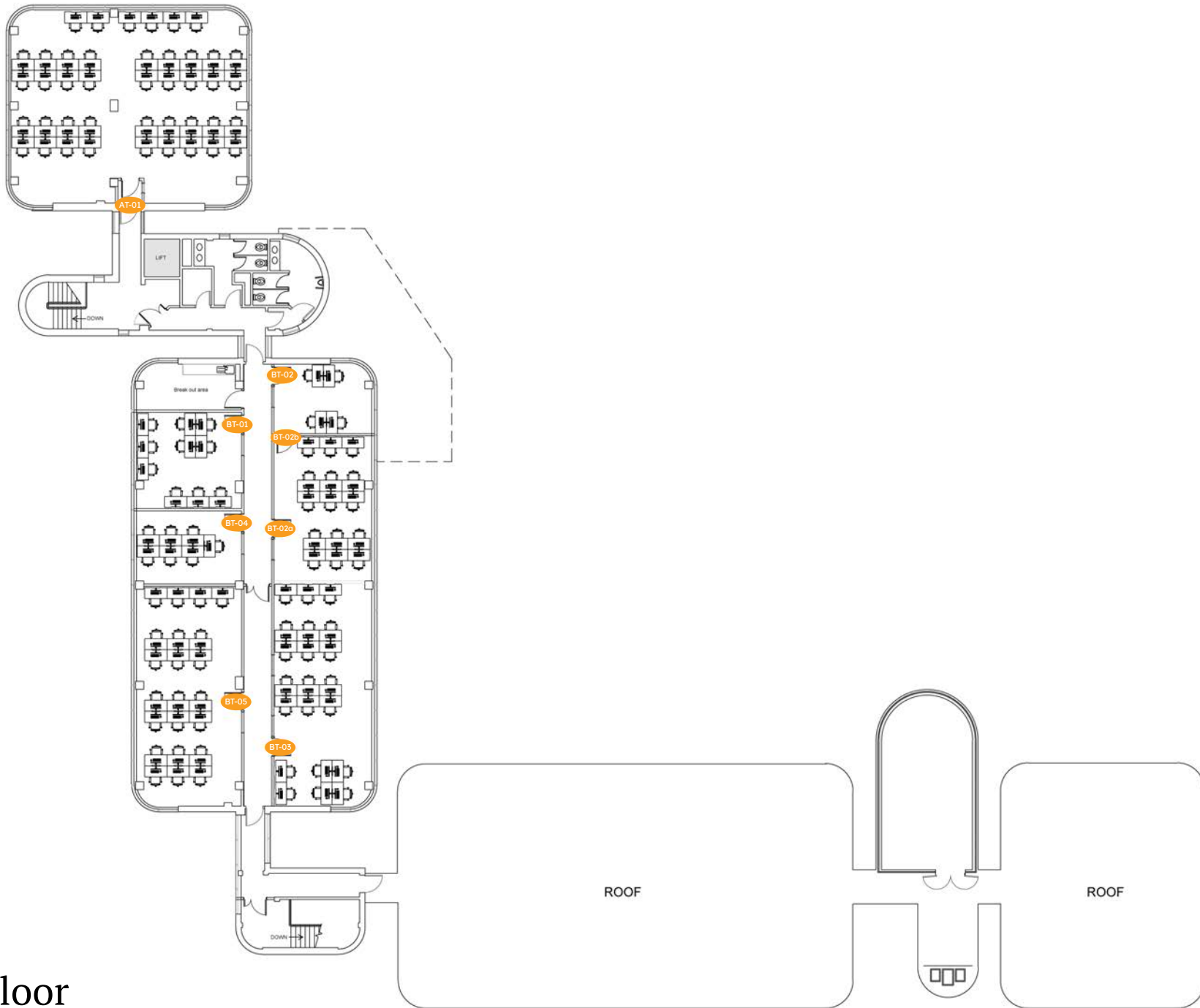






## Second Floor





Third 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

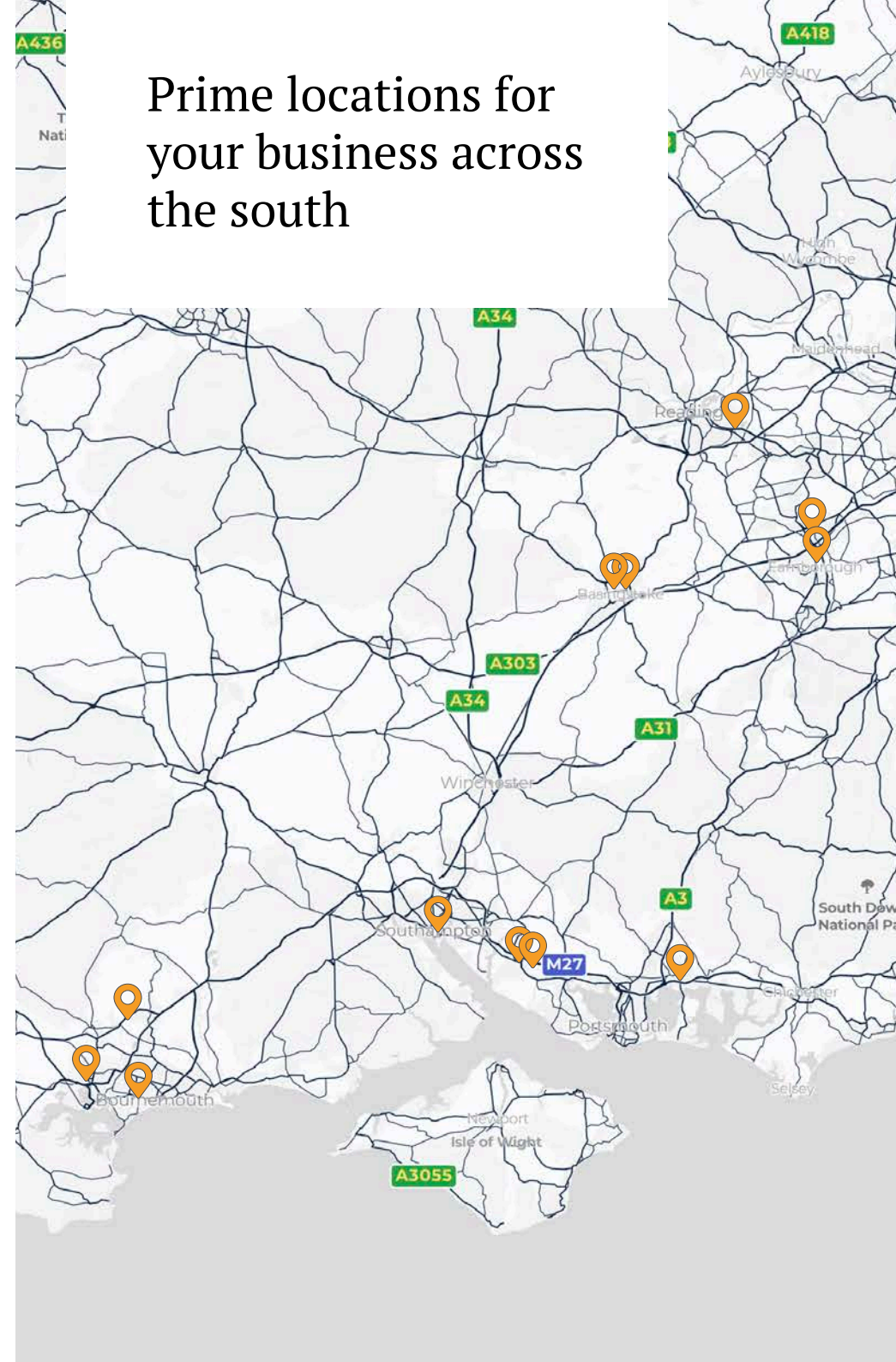


**Berkshire Place** - Reading



**Threefield House** - Southampton

# Prime locations for your business across the south











# Make Coming to Work a Pleasure

## Langstone Gate

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