

OFFICE TO LET

Lancaster Suite

Lancaster Court

8 Barnes Wallis Road, PO15 5TU













Lancaster Suite, Lancaster Court

Size: 8,620 sq ft (801 sq m)

Rent: POA

Available immediately via a flexible
Licence to Occupy

-  Self-contained HQ suite
-  Customised layout & branding
-  Private reception area
-  Executive offices
-  Meeting rooms & breakout spaces
-  Secure on-site parking
-  24/7 secure fob entry
-  On-site management team
-  Flexible licence
-  No dilapidations liability

Operated by Arena Business Centres
- independent, privately owned and
established for over 20 years.

A Private Headquarters Designed Around Your Business

The Lancaster Suite is a substantial self-contained office suite occupying an exclusive wing of Lancaster Court, with easy access to the M27. Extending to approximately 8,620 sq ft, the space provides a rare opportunity to create a private headquarters environment tailored entirely around your business.



Viewing & Further Information

Helen Deverill

hello@arenaoffices.com | **0330 1246598**

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Managed Office

Whether you require a dedicated reception area, executive offices, boardroom, meeting rooms, collaborative workspace, staff breakout facilities or bespoke branding throughout, Arena's in-house design and fit-out team can create a solution that reflects your culture, supports your team and enhances your client experience.

The concept illustrations shown demonstrate just some of the possibilities. Every element of the suite can be customised to suit your operational requirements, creating a workspace that combines the identity and independence of a traditional headquarters with the flexibility and simplicity of a fully managed office.



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A Smarter Alternative to a Lease

A Managed Office with Arena delivers the control and identity of a private headquarters without the risk and complexity of a traditional lease.

Most commercial offices operate under a Full Repairing and Insuring lease, transferring long term repair obligations, insurance costs and exit exposure to the tenant, whereas Arena Managed Offices are occupied under a Licence to Occupy combined with a fully managed service designed to simplify occupation and remove property risk.

Traditional Lease

- Long-term legal interest
- Capitalised on balance sheet
- Tenant responsible for repairs & maintenance
- Tenant funded insurance
- Dilapidations at exit
- Stamp duty & legal fees payable
- Fixed term commitment
- Variable cost exposure

Arena Managed

- Licence to Occupy (contractual right)
- Typically expensed
- Arena retains building responsibility
- Insurance included
- No dilapidations liability
- No stamp duty or legal fees
- Greater flexibility
- Predictable monthly cost



The independence of a traditional lease with the simplicity of managed space. A substantial private suite, branded and configured around your business - while Arena manages the building, infrastructure and compliance.

Private

Self-contained office space designed around your business.

Zero Exit Exposure

No dilapidations. No unexpected liabilities.

Simple Monthly Structure

One predictable cost. No hidden property risk.

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WELCOME TO




Lancaster Court

A professionally managed business environment in the heart of Segensworth.



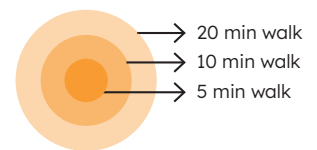
Ideal Location

This business centre is located in Segensworth, within easy reach of Junction 9 of the M27. Regular buses service the Industrial Park and there are bus stops located close to the centre. Swanwick train station is also within walking distance, linking the centre with larger stations at Fareham, Portsmouth and Southampton - perfect for commuters. The newly developed Whiteley Shopping Village is just a short drive from the centre, offering a variety of shops, cafés and restaurants.

-  **Rail:** Swanwick Station (1.2 Miles)
-  **Road:** M27 (0.8 Miles)
-  **Air:** Southampton Airport (9 Miles)

Rail journey times:

- Swanwick to Southampton Central: **23 mins**
- Swanwick to Portsmouth & Southsea: **30 mins**
- Swanwick to Winchester: **40 mins**
- Swanwick to London Waterloo: **1hr 40 mins**



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