

OFFICE TO LET

Penthouse Suite

Victoria House

County Gates Gyratory, Westbourne,
Bournemouth BH12 1AZ



Penthouse Suite, Victoria House

Size: 2,855 sq ft (265 sq m)

Rent: POA

Available immediately via a flexible
Licence to Occupy

-  **Self-contained HQ suite**
-  **Customised layout & branding**
-  **Private terrace with stunning views**
-  **Private toilets**
-  **Dedicated lift access**
-  **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 Penthouse Suite is a substantial self-contained office suite within Victoria House, situated in the heart of Westbourne. Extending to approximately 2,855 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**

More properties at www.arenaoffices.com

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.



Viewing & Further Information

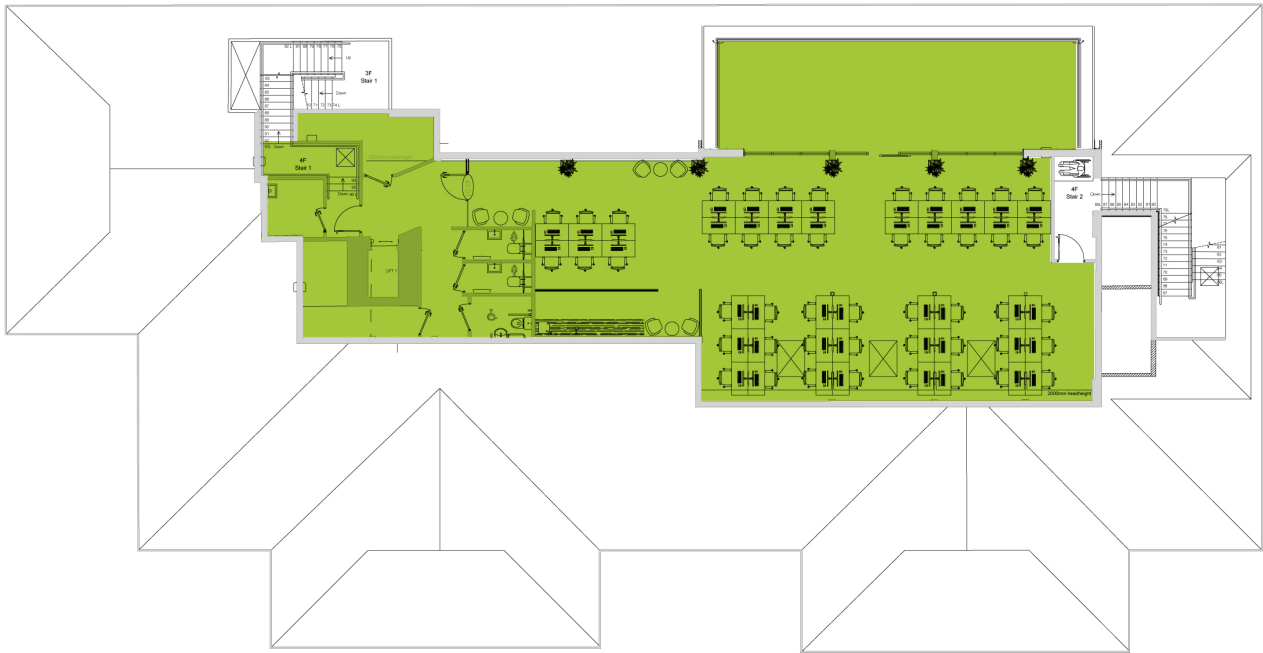
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FOURTH FLOOR



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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

Victoria House

A professionally managed business environment in the heart of Westbourne.



Ideal Location

In the heart of Westbourne, Bournemouth, this iconic building - once owned by Liverpool Victoria - offers excellent access to the town centre, beaches, and transport links. Following a £5 million refurbishment, the 21,000 ft² space opens in Q1 2026, combining heritage charm with modern functionality in a vibrant, connected neighbourhood.



Rail: Branksome (0.6 Miles)



Road: A338 (Opposite)



Air: Bournemouth Airport (7 Miles)

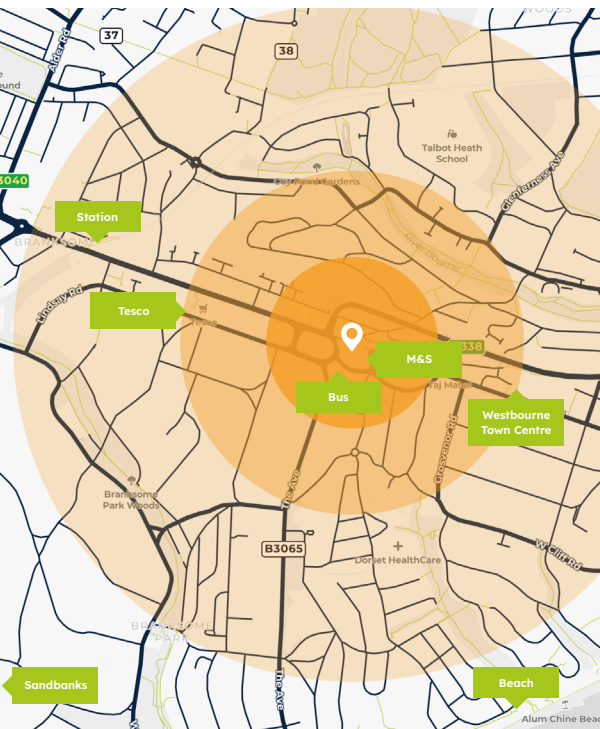
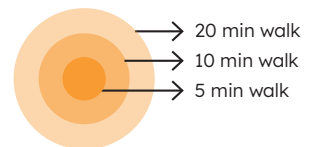
Rail journey times:

Branksome to Bournemouth: **4 mins**

Branksome to Poole: **5 mins**

Branksome to Southampton Central: **50 mins**

Branksome to London Waterloo: **2hrs 5 mins**



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