OFFICE TO LET

Aviator Suite

Abbey House

282 Farnborough Road,
Farnborough, GU14 7NA



Aviator Suite, Abbey House

Size: 3,250 sq ft (301 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 Aviator Suite is a substantial self-contained office suite occupying an exclusive wing of Abbey House, just three minutes' walk from Farnborough Main station. Extending to approximately 3,250 sq ft, the space provides a rare opportunity to create a private headquarters environment tailored entirely around your business.



The suite benefits from hardwood flooring and access-controlled entry, providing a secure working environment. As the concept renders in this brochure illustrate, it can be refurbished to suit your requirements. The existing layout and facilities would also suit a business involved in industrial technology, testing or manufacturing.

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.

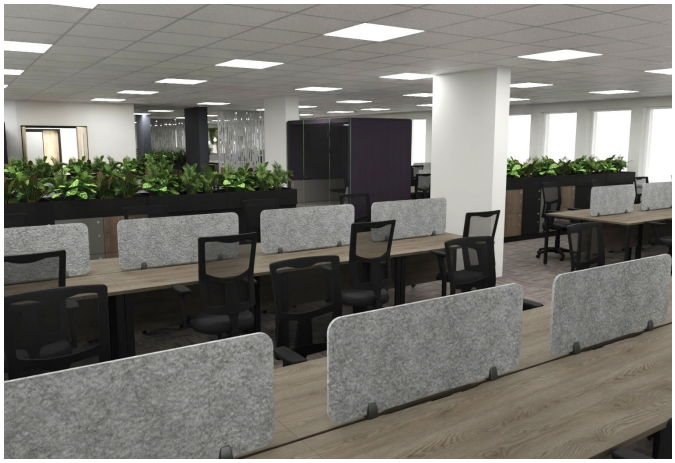
The concept illustrations shown demonstrate just some of the possibilities. Every element of the suite can be customised to suit your operational requirements, creating a workspace that combines the identity and independence of a traditional headquarters with the flexibility and simplicity of a fully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











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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

Abbey House

A professionally managed business environment in the heart of Farnborough.



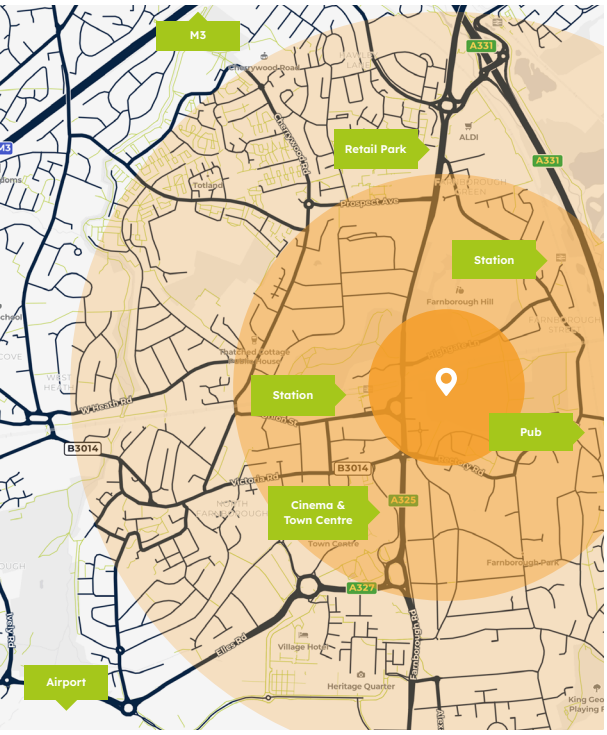












Ideal Location

Located close to Farnborough town centre, this business centre benefits from an excellent, well connected location. This centre is within a 3 min walk from Farnborough main train station with frequent, direct services to London Waterloo. The centre is within a 25 minute drive from Heathrow airport and in close proximity to the M3, providing great access for a simple commute.

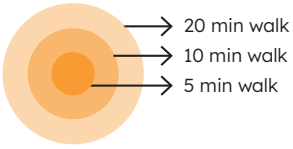
Rail: Basingstoke Station (0.4 Miles)

Road: M3 (1.5 Miles)

Air: Southampton (30 Miles), Heathrow (35 Miles)

Rail journey times:

Farnborough to Woking: **10 mins**
Farnborough to Guildford: **25 mins**
Farnborough to Reading: **35 mins**
Farnborough to London Waterloo: **38 mins**











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