



ASCENT 4

Farnborough Aerospace Centre, GU14 6XW

2,331 - 9,245 sq ft available



**2,331 - 9,245 SQ FT AVAILABLE
OF COMMUNITY FOCUSED,
FLEXIBLE OFFICE SPACE,
SET WITHIN AN UNRIVALLED
LANDSCAPED ENVIRONMENT**



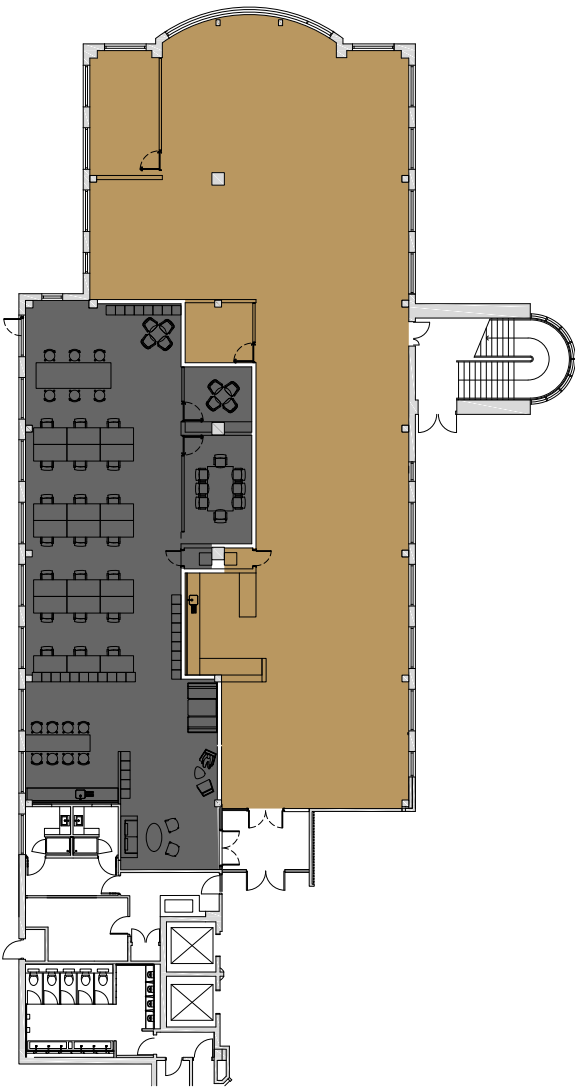
**ASCENT COMPRISES OF FIVE OFFICE BUILDINGS,
LOCATED ON FARNBOROUGH AEROSPACE CENTRE.**

Offering more than just a workspace, Ascent is regarded as one of the leading business parks in the M3 corridor.

The refurbished office accommodation at Ascent 4 offers a mixture of fully fitted & connected, part fitted, and CAT A space. The building benefits from additional break out areas, and a bookable board room on the 2nd floor.



FLOOR PLANS



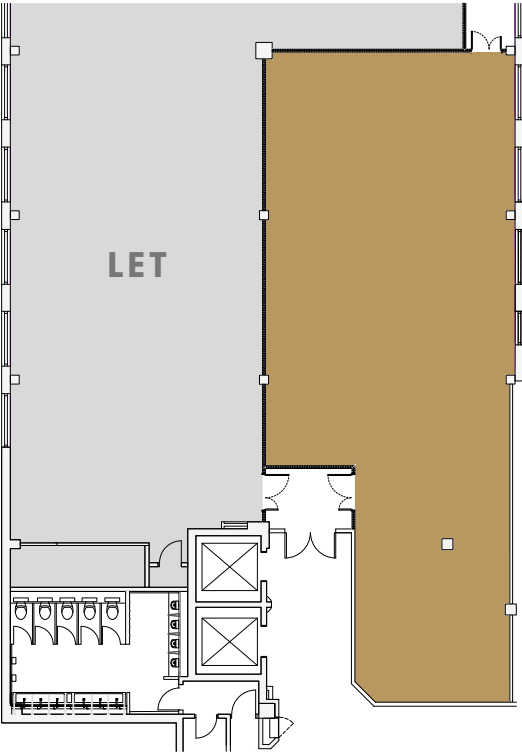
Ground Floor West Wing

Suite 1

- Reception: 1
- Kitchen: 1
- Meeting Room: 2

Suite 2

- Open Plan Desks: 21
- Reception: 1
- Kitchen: 1
- Meeting Room: 2
- Ad Hoc meeting: 2



Ground Floor	
Suite 1	4,382 sq ft (part fitted)
Suite 2	2,532 sq ft (fully fitted)
First floor	
Suite 1	2,331 sq ft (CAT A)

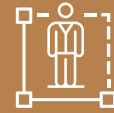
First Floor West Wing

Suite 1 - 2,331 sq ft



A FLEXIBLE WORKING SOLUTION

Sustainability is at the heart of Ascent, with BREEAM ratings of Very Good, electric vehicle charging points, PV panels, rooftop beehives, and a new on-site box cafe designed to reduce waste and energy consumption.



1:10 sq m occupancy rate



Re-modelled and refurbished reception and break out area



Refurbished 4 pipe fan coil heating/cooling



Flexible floor plates



BREEAM Very Good and EPC C



1:200 car parking ratio with 4 EV car charging points



Refurbished Male/Female WC's and shower facilities



Comprehensive external works to enhance arrival with upgraded landscaping





AMENITIES

Set in established parklands with an adjacent golf course, The Ascent Buildings feature a range of staff and customer amenities. All offerings can be explored on the occupant app which provides real-time park and amenity information, and dedicated building functions.



Ascent Community

A dedicated on-site team driving a welcoming, diverse and engaging sense of community.



Dedicated App

Comprehensive Host Connect occupier app with real-time park and amenity information, and building functions.



Cafés & Restaurants

Environmentally conscious Box Park Café & food trucks, as well as a Pavilion café.



Health & Wellbeing

A top of the range fitness centre offering a mixture of classes and personal trainer sessions.



Beehives

An eco-friendly initiative providing delicious Ascent honey for the park.



24/7 Security

Monitored security systems operating at the highest possible standards.



Amazon Lockers

A convenient and secure way for occupiers to send, receive and return parcels.



Transport Links

Excellent local and international links with close proximity to airports, motorways and stations.



Shuttle Bus

A dedicated bus running regularly between the Aerospace Centre, Town Centre, and Farnborough Stations.





TRANSFORM THE WAY YOU DO BUSINESS

By moving to Ascent 4 you will be joining a world renowned list of occupiers who operate nearby. The traditional business sectors that have been located in Farnborough for many years have been joined by young, innovative companies helping create the next big thing. Help transform the fortunes of your business by bringing the best out of your staff at Ascent 4.



ACCESSIBLE ON A GLOBAL SCALE

Farnborough Airport is the Business Aviation Gateway to London, with easy access to major road links into London. The Capital is also reachable by a 38 minute train journey or a 12 minute helicopter service to Battersea. Farnborough Airport offers a complete portfolio of business aviation services dedicated to delivering a peerless customer experience.



Development by



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