



ASCENT 2

COMING SOON Q4 2025

Farnborough Aerospace Centre, GU14 6XW

Up to 92,000 sq ft available



**UP TO 92,000 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 1 offers impressive break-out areas
and contemporary interior finishes for a
vibrant and exciting working environment.

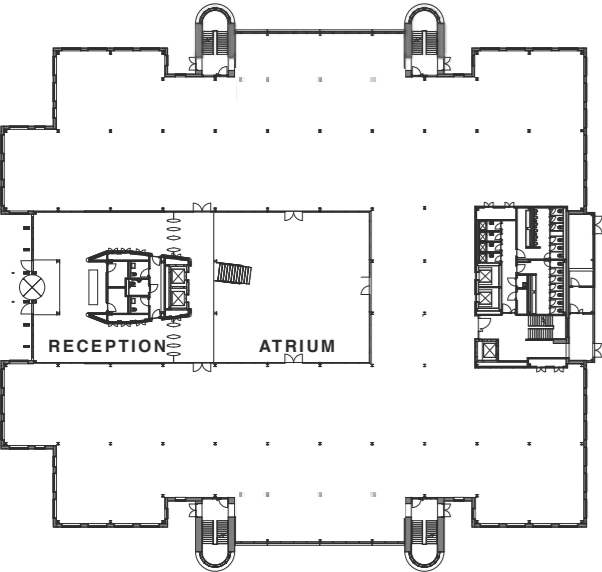


FLOOR PLANS

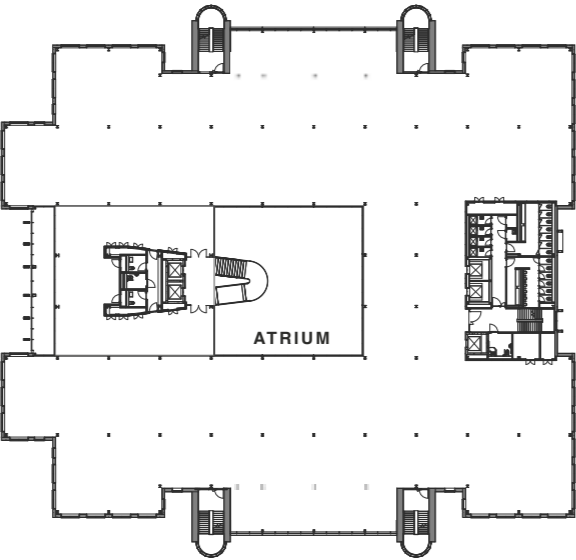
Ascent 2 provides a contemporary layout and agile opportunities for a range of business types and sizes. Offering from 15,000 to 92,000 sq ft.

Accommodation	Sq ft	Sq m
Second Floor	29,385	2,730
First Floor	29,385	2,730
Ground Floor	26,910	2,500
Reception	3,037	282
Atrium	3,235	300
Total	91,952	8,542

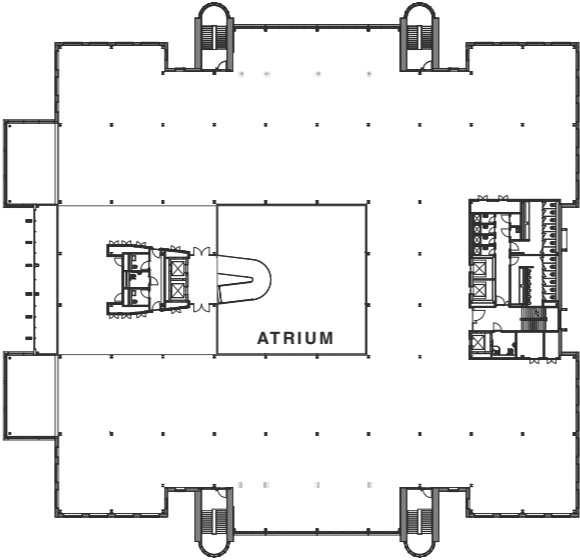
Ground Floor
26,910 sq ft / 2,500 sq m



First Floor
29,385 sq ft / 2,730 sq m



Second Floor
29,385 sq ft / 2,730 sq m



A FLEXIBLE WORKING SOLUTION



Four passenger lifts and one goods lift



Target WiredScore Gold minimum



Target BREEAM Excellent and target EPC B



1:200 car parking ratio with EV car charging points



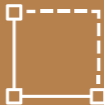
Comprehensive refurbishment with triple height reception



Business lounge and break out area



New VRF air conditioning



Flexible floor plates



Male/Female WC's with dedicated showers and changing facilities



2.9m floor to ceiling height



Raised floor (150mm void)



Suspended metal tile ceiling with LED lighting

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.



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 2 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 2.

“Growth in our business has led to pressure on our existing space. Having undertaken a thorough selection process, visiting a number of other locations, we felt Ascent was the right building and location for the Pelican team. As we work through the fit-out project I’m both excited and looking forward to delivering an inspiring and motivating space for all our colleagues which supports our culture and matches our future ambitions. I am confident that Ascent Farnborough, with its flexibility, quality and community focus, is the right place to support Pelican in the next phase of our growth.”

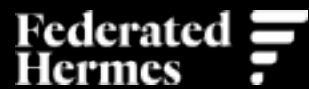
**Franco Scanella, Managing Director
Pelican Procurement Services**

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



Agents details



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Misrepresentation Act: The agent for themselves and for the vendors or lessors of their property whose agent they are give notice that: i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute any part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. October 2024.