

# ONE TEN

at Farnborough Business Park

8,500 sq ft to 36,000 sq ft  
Grade A office space  
110 Pinehurst Square  
GU14 7BF

[farnboroughbusinesspark.co.uk](http://farnboroughbusinesspark.co.uk)

ONE PARK  
ONE LIFE  
ONE FUTURE  
ONE SPACE  
ONE BUILDING  
ONE PLACE  
ONE TEN



Prominently positioned in Farnborough Business Park, in the heart of a thriving business community. It's a place where wellbeing and work-life balance blend seamlessly with a business environment, powering productivity and creativity.





# ONE PARK

Farnborough Business Park was the first to achieve **FITWEL 3-star** accreditation, recognising its unrivalled support for health, wellbeing, and environmental responsibility throughout the park community.





# ONE LIFE

Life is about more than work. Successful businesses understand that creating an attractive and positive culture means putting employee wellbeing first. IIO is surrounded by a wealth of amenities promoting work-life balance. From state-of-the-art gyms and a lively café scene to hotels, childcare, and sustainable transport options, in a community setting with a friendly, inclusive atmosphere.



### Village Gym

Take a class, swim or relax in the sauna



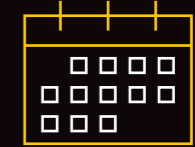
### Green spaces

Relax and unwind in open spaces



### Costa and Starbucks

Grab a coffee and catch up with friends



### Events

Join quizzes, exercise classes, yoga sessions and more



### Ryde hire bikes

Get fit in the fresh air – for free!



### Heritage Quarter

Gain a sense of aviation history



### Pop-up shops

Enjoy retail therapy at pop-up outlets



### Busy Bees Nursery

High quality, convenient childcare



### Aviator's Café

Refuel with a wide selection of healthy, delicious food



### Wildlife

Watch birds, bees and bats attracted by the park's biodiversity



### Village Hotel

Welcome visitors to 4-star accommodation



### Planting programme

6,000 bulbs planted in 2021

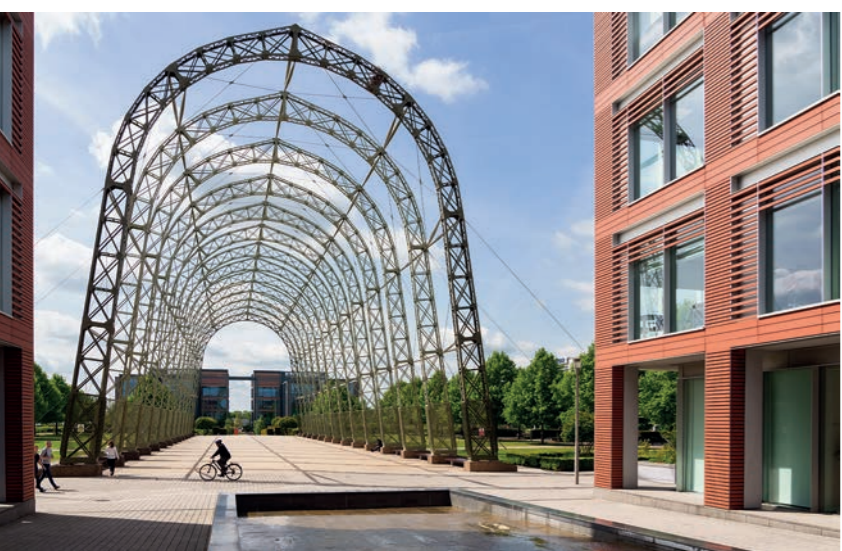
Body

Mind

Social

Community







# ONE FUTURE

Successful business is about more than the bottom line. We share your commitment to environmental responsibility and corporate sustainability. We pursue the highest standards of eco-efficiency, biodiversity support and impact reduction across our portfolio, so our actions can support your commitments.



Ryde hire bikes free to use for all occupiers



Regular bike doctor visits



Electric vehicle charging

## Transport



Allotments and composting area on-site



Winner of BALI landscaping award



Light-coloured pavements to reduce summer temperatures

## Environment



Use 100% renewable energy



Rooftop solar PV scheduled end of 2022



Energy-efficient lighting

## Energy



ISO 14001 environmental management system



Green Flag award



FITWEL 3-star accreditation

## Certification



Woodpiles installed to encourage wildlife



Hedgerow management programme



Hedgehog houses, bat boxes and bird feeders

## Wildlife



Net zero carbon emissions by 2030



## Targets





Contemporary, sustainable design and flexible workspaces unite with beautifully landscaped surroundings and stylish architecture.





Co-working space  
on the park



Two  
passenger lifts



BREEAM Very Good  
and EPC B



Car parking ratio  
of 1:262 sq ft



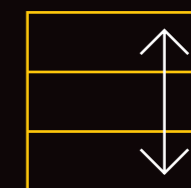
Air  
conditioning



Shower  
facilities



Flexible  
floorplates

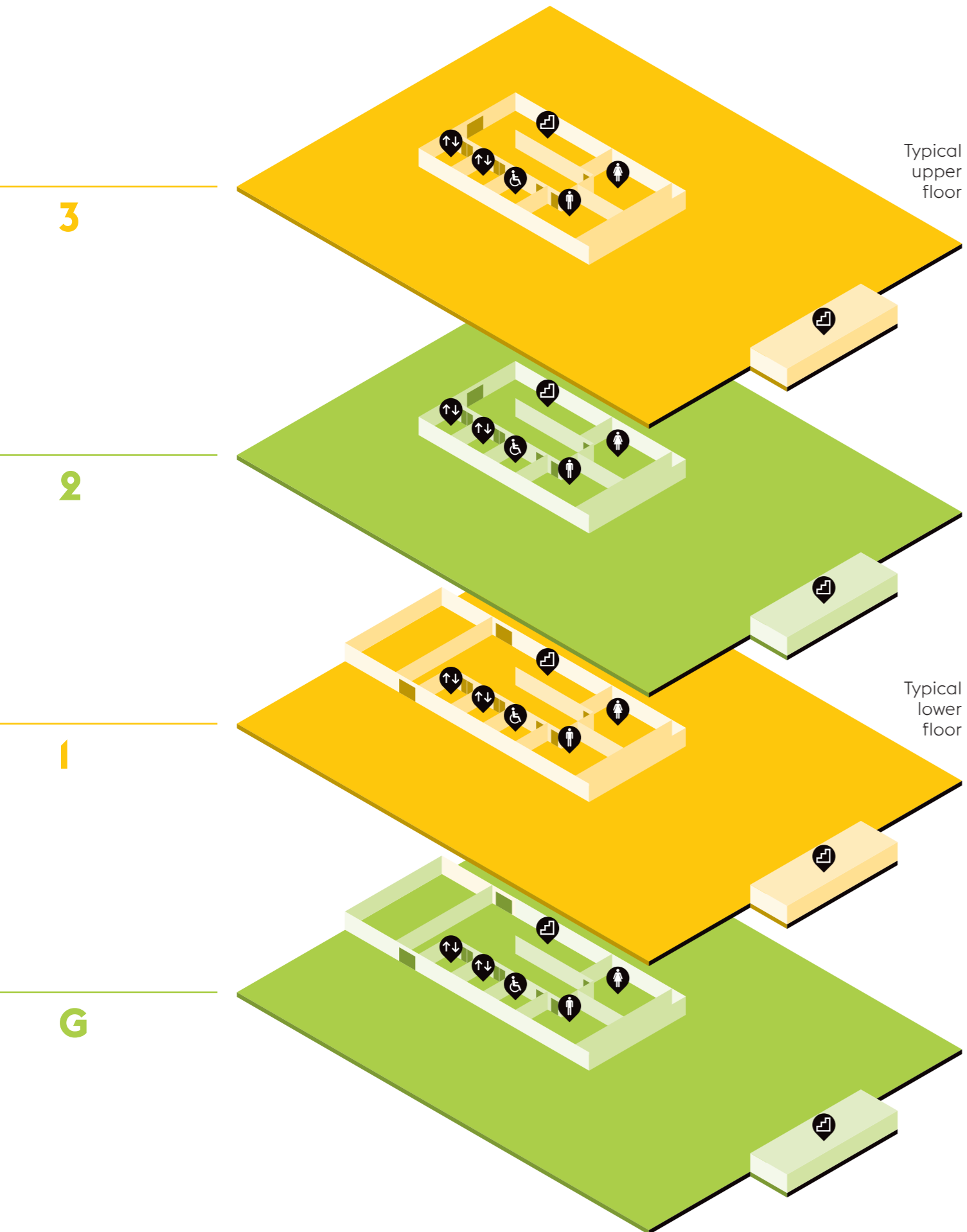


Imposing  
double-height reception

# ONE SPACE



# ONE BUILDING

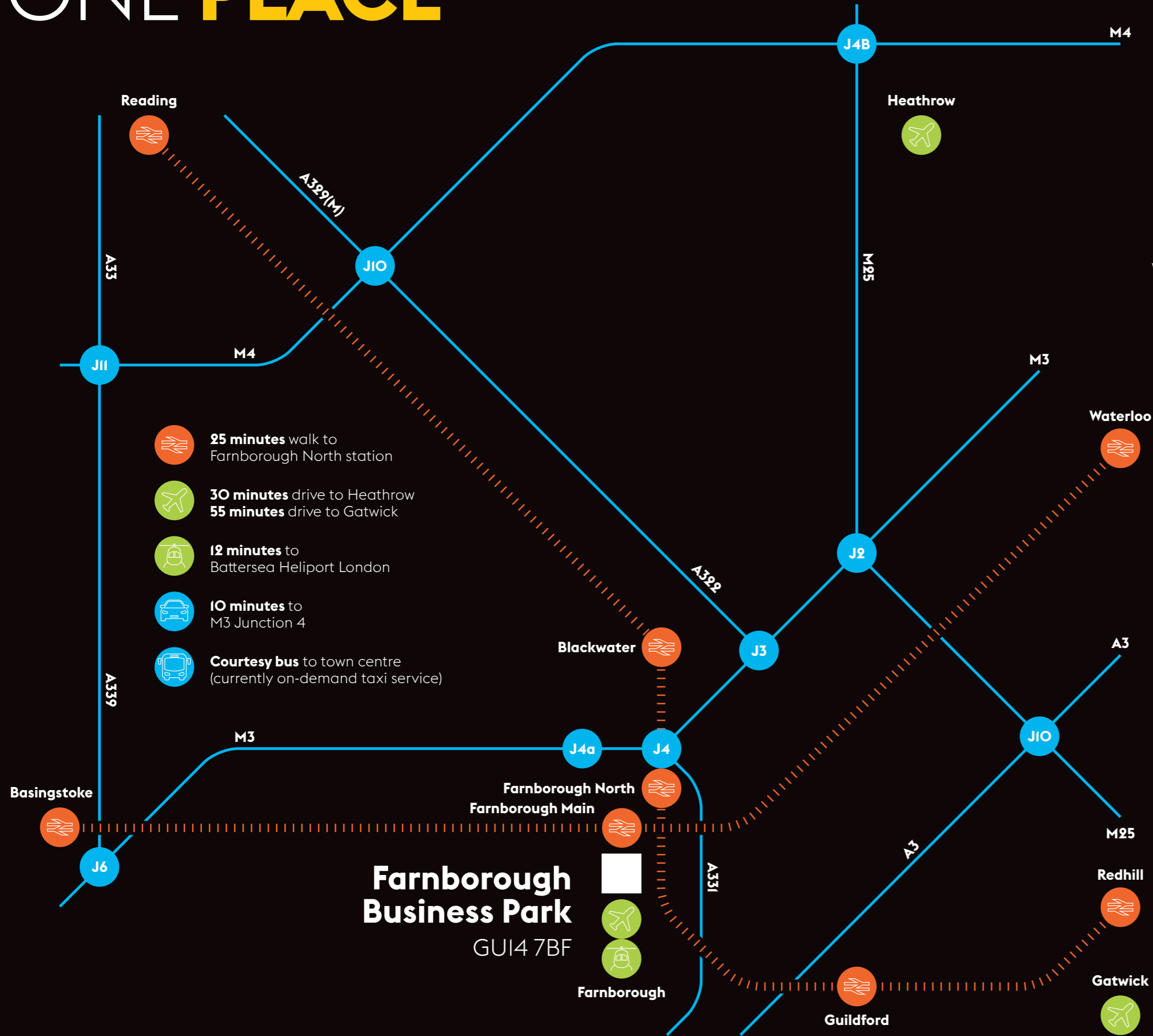


Floor	sq ft
3	9,166
2	9,166
1	8,557
G	8,548
Reception	607
<b>Total</b>	<b>36,044</b>



# ONE PLACE

Farnborough Business Park is just minutes from the M3, one mile from the national rail network and only 30 minutes from Heathrow Airport. The UK's premier business jet airport is right next door.



## Farnborough

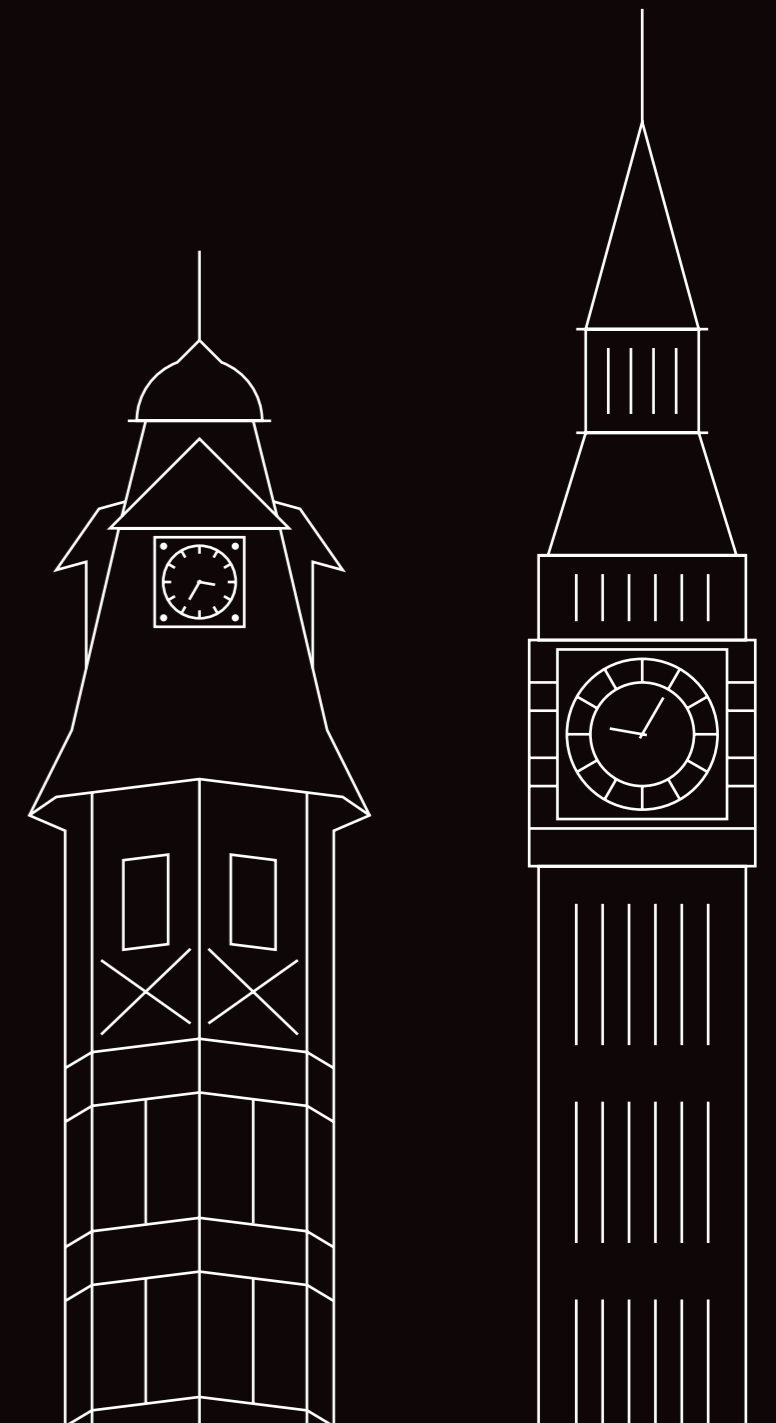
## London

**8 minutes**  
walk to town centre

**60 minutes**  
drive to Central London

**12 minutes**  
walk to Farnborough Main station

**34 minutes**  
train journey to Waterloo







Farnborough North  
25 minutes

Reading  
Guildford

London  
Basingstoke

Farnborough Main  
12 minutes

Town Centre  
8 minutes

M3 Junction 4  
10 minutes

110 Pinehurst Square

VILLAGE  
HOTEL CLUB

Aviator's  
Café  
The Hub

Busy  
Bees.

H  
HUNGRY  
HORSE

Flour  
Café

M3 Junction 4a  
10 minutes

COSTCO  
WHOLESALE

COSTA  
COFFEE

Farnborough  
Airport



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