



ASCENT / 04

/ 2,012 – 34,612 SQ FT AVAILABLE

/ 2,012 — 34,612 sq ft of open plan, fitted and part fitted, flexible office space available, set within an unrivaled landscaped environment.

Offering more than just a workspace, Ascent is a well established, community-focused business park, in the M3 corridor.

/ The Building.



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

Ascent 4 offers ultimate flexibility,
with a range of open plan,
part fitted, and fitted suites
available on short term leases.



/ Availability.

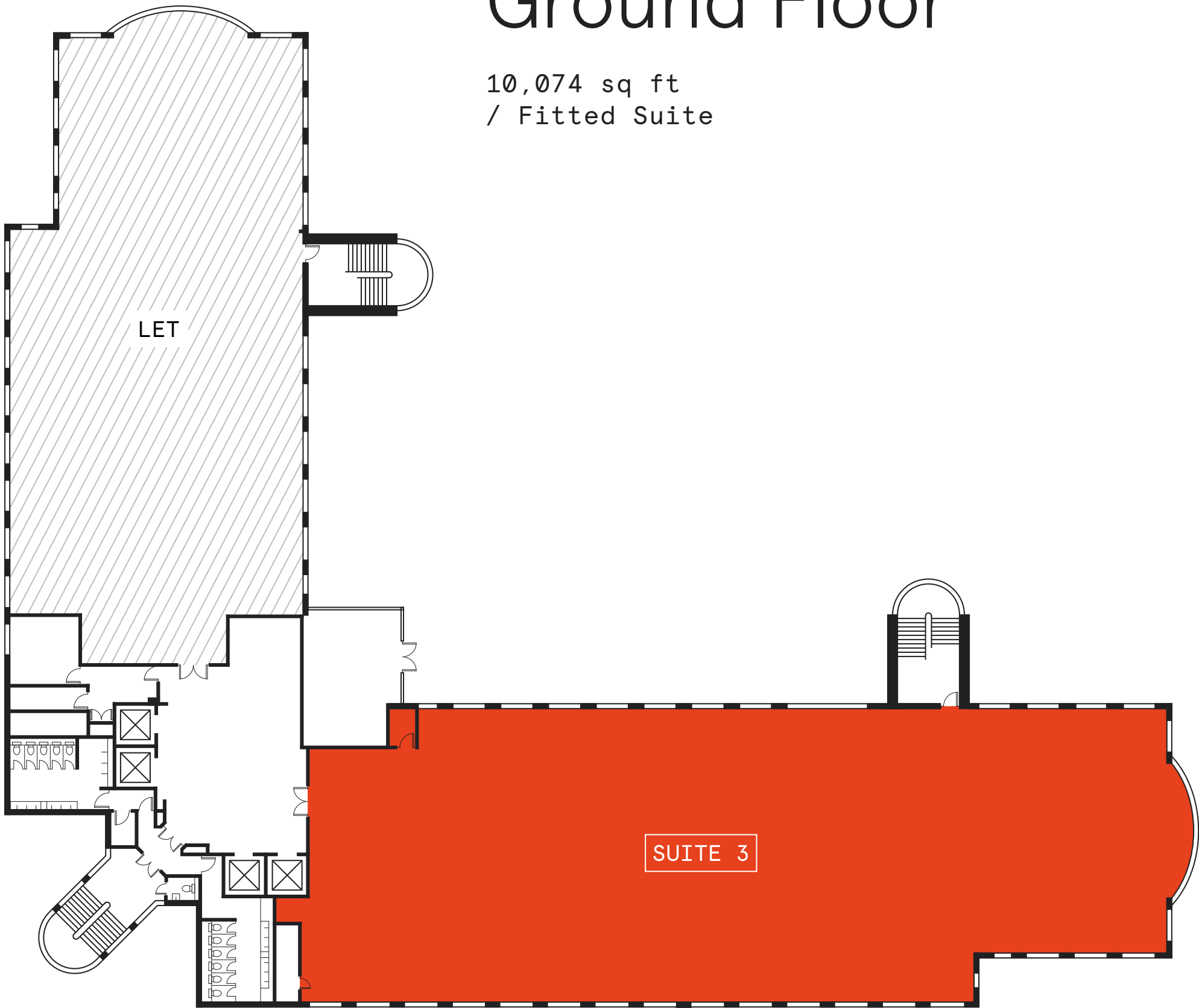
The available office space at Ascent 4 has been refurbished to a high specification including LED lighting, VRF air conditioning, and benefiting from an EPC C rating.

FLOOR	SQ FT
Part 2nd	11,766
Part 1st	2,012
Part 1st	10,760
Part Ground	10,074
TOTAL	34,612



Ground Floor

10,074 sq ft
/ Fitted Suite



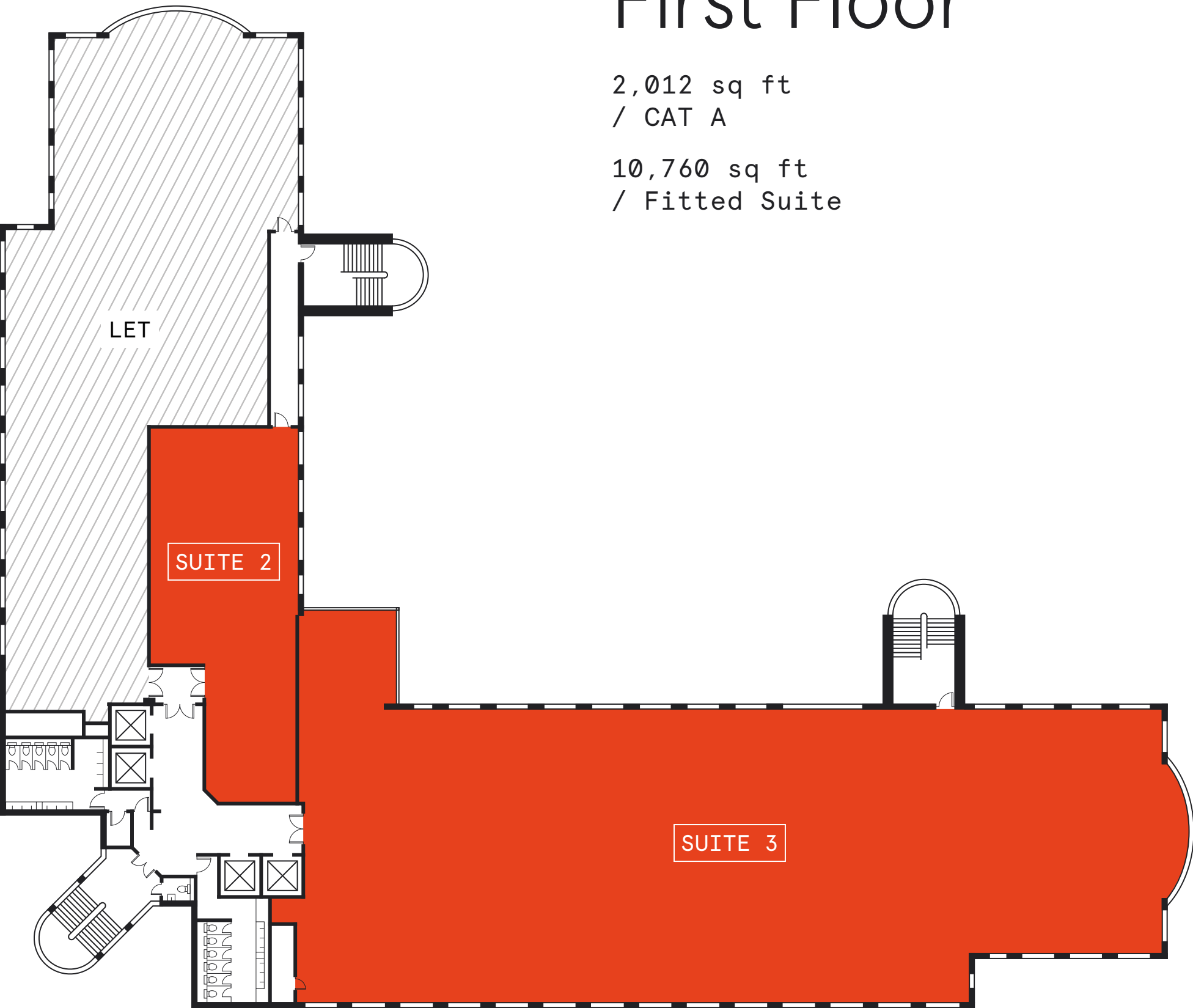
/ Availability.



First Floor

2,012 sq ft
/ CAT A

10,760 sq ft
/ Fitted Suite



Second Floor

11,766 sq ft
/ Fitted Suite



/ 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 café, designed to reduce waste and energy consumption.



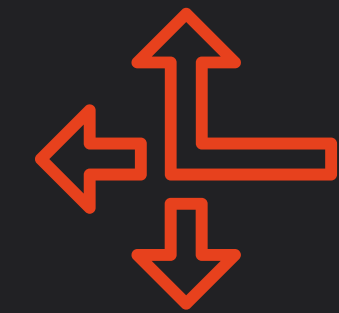
Comprehensive refurbishment with triple height reception.



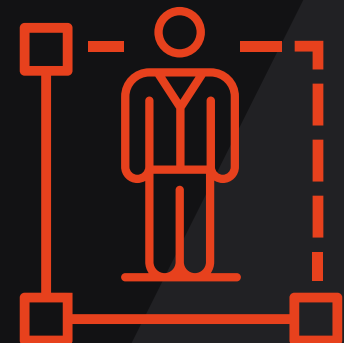
New VRF air conditioning and LED lighting.



Business lounge and break out areas.



Flexible floor plates.



1:8 sq m occupancy rate.



Refurbished male/female WC's and shower facilities.



1:200 sq ft car parking ratio and 6 communal EV charging points.



BREEAM 'Excellent' and EPC B.

/ Amenities.



Set in idyllic parklands, Ascent features a wide range of amenities.

All offerings can be explored on the occupant app which provides real-time park and amenity information, and dedicated building functions.



/ Our community thrives through a series of events, activations and resources, offering something for everyone.

Offering everything from food trucks and pop-ups to run clubs and fragrance blending workshops, we've got you covered.

Ascent offers more than just a workspace, it encourages coming together as a community.



/ Artisan Loaf Makers



/ Sprinkle of Saffron



/ Run Club



/ Tripoli Express



/ Stone Rose Pizza



ASCENT COMMUNITY

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



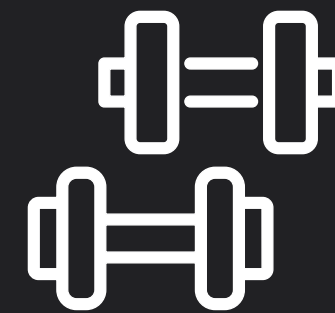
DEDICATED APP

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



CAFÉS AND RESTAURANTS

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



HEALTH AND 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.

✈ FARNBOROUGH AIRPORT

A331 / M3 →

GOVERNMENT HOUSE ROAD

GLADIATOR WAY

ZURICH HOUSE

INDUSTRIAL UNIT

INDUSTRIAL UNIT

INDUSTRIAL UNIT

AEROSPACE BOULEVARD

CHESTER HOUSE

WOODSIDE ROAD

BRENNAN HOUSE

ARMY GOLF CLUB

ASCENT /05

ASCENT /04

ASCENT /01

ASCENT /02

ASCENT /03

ASCENT 2 CAR PARK

GYM



SHUTTLE BUS STOPS



CAFÉ



EV CHARGING



BIKE STORAGE



AMAZON LOCKER



FOOD TRUCKS



/ Transform the way you do business.

By moving to Ascent 4 you will be joining a welcoming list of world renowned occupiers who operate nearby. The traditional business sectors, that have been located in Farnborough for many years, have been joined by young and innovative companies, helping to 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.

A development by



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