



To Let

Part fitted office space available at Ascent 1

- High-spec existing fitout
- EPC B
- BREEAM Excellent
- New VRF Air Conditioning
- New restaurant, café, shop and gym facilities on the park
- Business lounge and breakout areas
- Generous parking ratio
- Regular Shuttle Bus

Ascent 1

Ascent, 1 Aerospace Boulevard, Farnborough,
GU14 6XW

10,000 sq ft

929.03 sq m

Reference: #277320

Ascent 1

Ascent, 1 Aerospace Boulevard, Farnborough, GU14 6XW



Summary

Available Size	10,000 sq ft / 929.03 sq m
Rent	Rent on application
Rates Payable	£10 per sq ft
Service Charge	£12.79 per sq ft
EPC	B (27)

Description

Ascent Building 1, is situated within Farnborough Aerospace Centre, in close proximity to TAG Farnborough Airport - London's premier business aviation hub. Recognised as one of the M3 corridor's top business parks. Ascent 1 offers up to 75,000 sq ft of newly refurbished office space. The building features adaptable floor layouts and updated common areas. Its design aims to accommodate multiple tenants while fostering a dynamic and inspiring work environment. Infor are looking to sublease c.10,000 sq ft of part fitted grade A office space.

Location

The Ascent Buildings based on Farnborough Aerospace Centre boast exceptional accessibility, located near the A331 which provides convenient connections to the A3 and Junction 4 of the M3. The building park offers electric vehicle charging stations and parking at a ratio of 1 space per 200 sq ft.

Its strategic position adjacent to Farnborough Airport (for private charters) and relative proximity to Heathrow and Gatwick airports ensures excellent international connectivity.

A dedicated shuttle service operates between Farnborough Aerospace Centre and Farnborough train station in the town centre. From there, direct trains reach London Waterloo in just 40 minutes.

Accommodation

Part 2nd floor available on a part fitted basis (furniture options available for discussion)

Name	sq ft	sq m	Availability
2nd - Part 2nd floor	10,000	929.03	Available
Total	10,000	929.03	







Energy performance certificate (EPC)

Ascent 1
Farnborough Aerospace Centre
Aerospace Boulevard
FARNBOROUGH
GU14 6XW

Energy rating

B

Valid until:

31 March 2029

Certificate number:

0220-6969-0301-3550-9074

Property type

B1 Offices and Workshop businesses

Total floor area

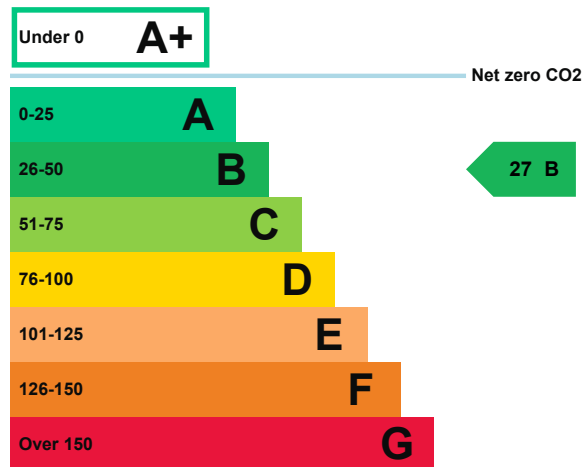
7,840 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 B

If typical of the existing stock

90 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	18.2
Primary energy use (kWh/m ² per year)	127

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9637-4052-0610-0900-5925\)](/energy-certificate/9637-4052-0610-0900-5925).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Max Stephenson
Telephone	01134 931 280
Email	max@zenkoconsulting.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA206079
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Avoca Consulting Engineers
Employer address	Bowden House, St Johns Road, Meadowfield, Durham, DH7 8RE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 February 2019
Date of certificate	1 April 2019