



**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.

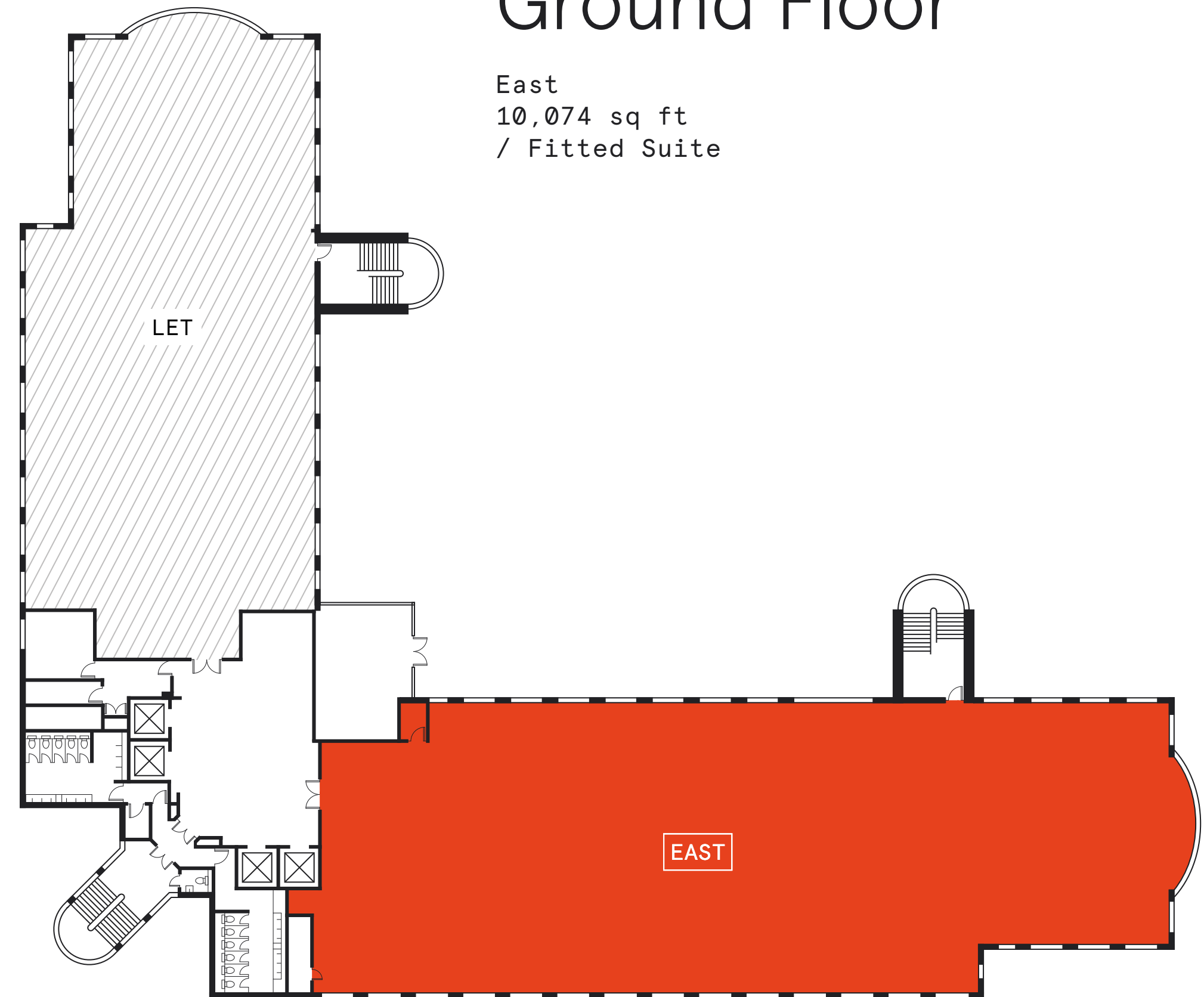
The available office space at Ascent 4 benefits from flexible floor plates and contemporary break out areas, as well as a bookable 21 person board room on the 2nd floor. It has been designed to accommodate all occupiers to create a vibrant and exciting working environment.

FLOOR	SQ FT
Part 2nd – East	11,766
Part 1st – West	2,012
Part 1st – East	10,760
Part Ground – East	10,074
<b>TOTAL</b>	<b>34,612</b>



## Ground Floor

East  
10,074 sq ft  
/ Fitted Suite



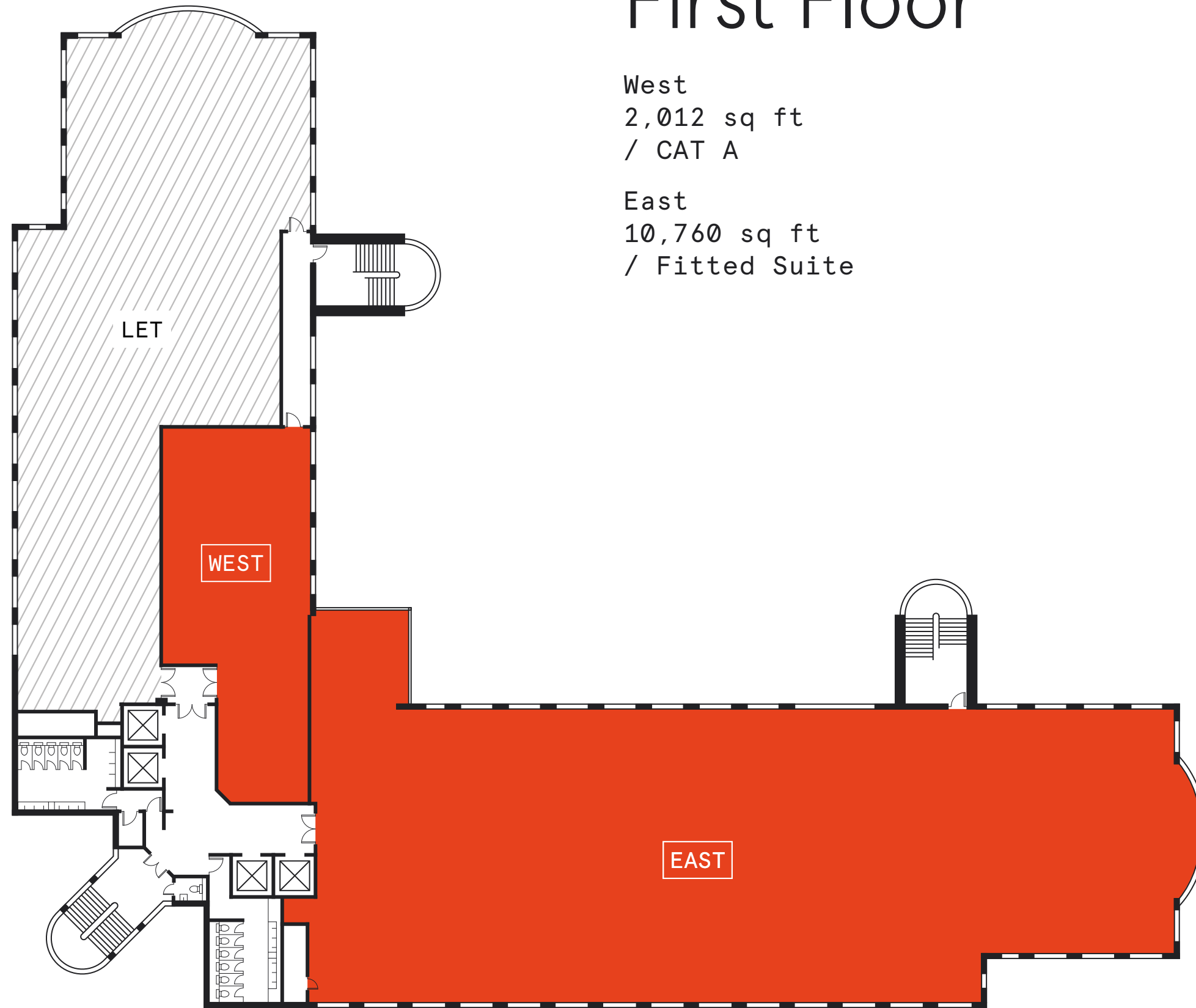
# / Availability.



## First Floor

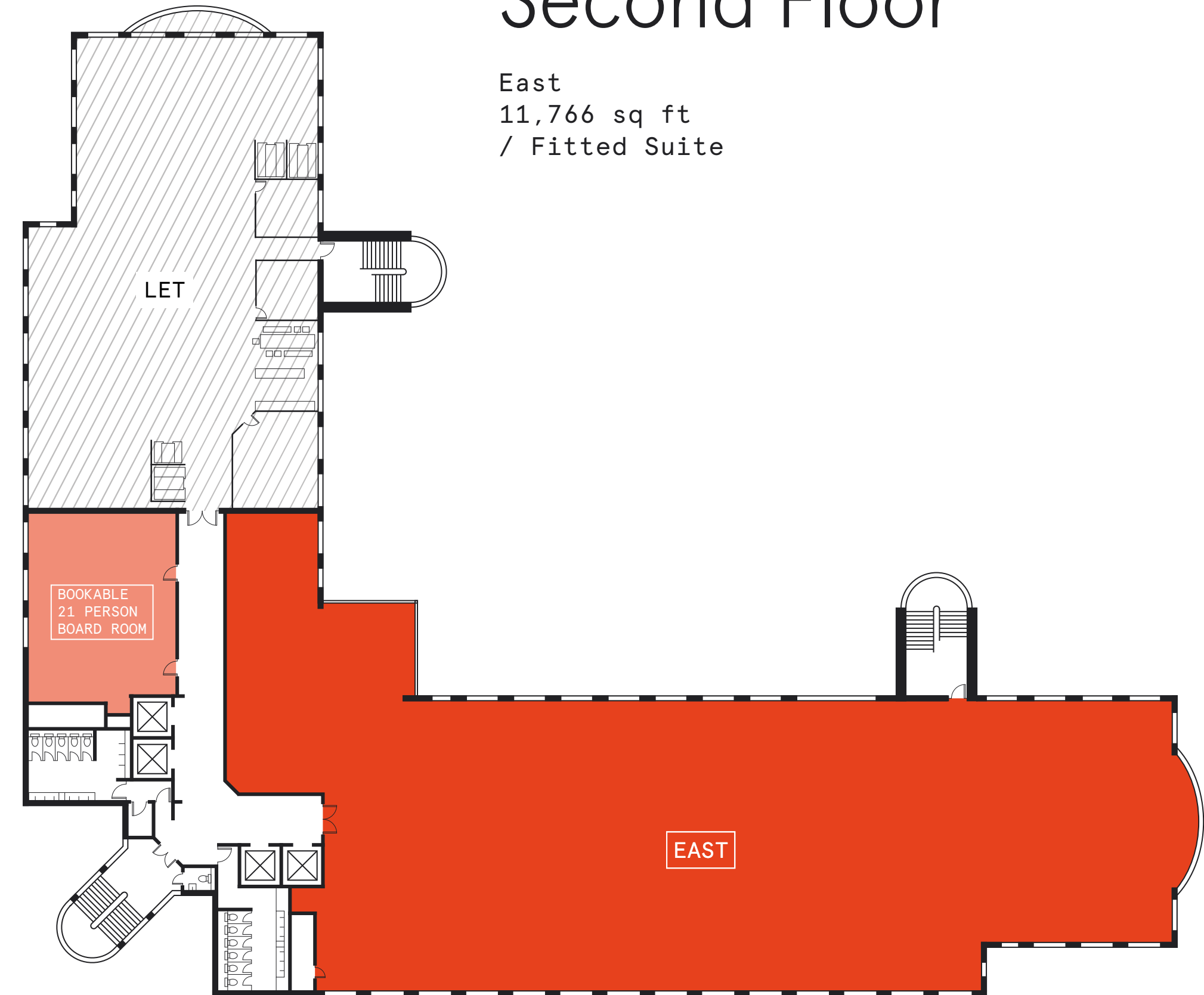
West  
2,012 sq ft  
/ CAT A

East  
10,760 sq ft  
/ Fitted Suite



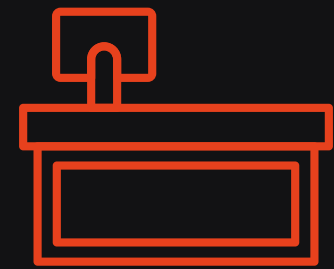
## Second Floor

East  
11,766 sq ft  
/ Fitted Suite



# / A flexible working solution.

Sustainability is at the heart of Ascent. With electric vehicle charging points, PV panels, rooftop beehives, all designed to reduce waste and energy consumption.



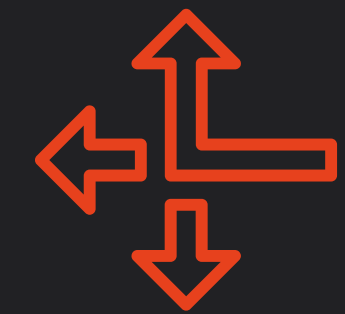
Comprehensively re-modelled reception.



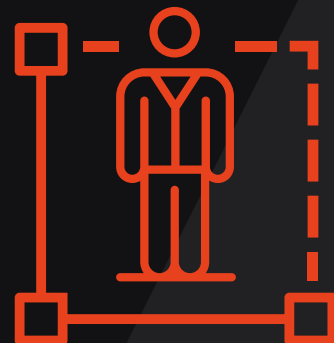
Range of fitted, part fitted and open plan office space.



Business lounge and break out areas.



Flexible floor plates.



1:8 sq m occupancy rate.



Refurbished male/female WC's and shower facilities.



1:201 sq ft car parking ratio and 6 communal EV charging points.



Bookable 21-person board room.

# / Amenities.



/ Pavillion Café



/ Babylon on-site gym



/ Walking Paths

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.



/ Box Café

# / 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



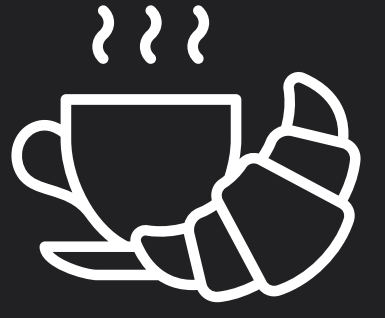
**ASCENT COMMUNITY**

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



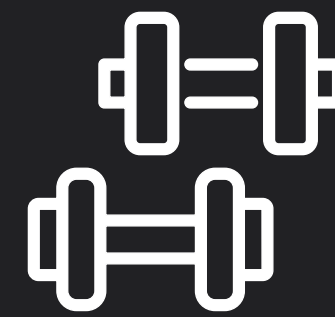
**DEDICATED APP**

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 →

ZURICH HOUSE

GOVERNMENT HOUSE ROAD

GLADIATOR WAY

ASCENT /05

ASCENT /04

INDUSTRIAL UNIT

INDUSTRIAL UNIT

INDUSTRIAL UNIT

AEROSPACE BOULEVARD

ASCENT /01

amazon

AEROSPACE BOULEVARD

ASCENT /02

CHESTER HOUSE

MODSIDE ROAD

LAKE ROAD

SMOE LANE






BRENNAN HOUSE

ASCENT 2 CAR PARK






ASCENT /03

ARMY GOLF CLUB

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.

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