



## ASCENT 2



**UP TO 92,000 SQ FT AVAILABLE**

FULLY REDEVELOPED HEADQUARTERS OFFICE BUILDING SET  
WITHIN AN UNRIVALLED LANDSCAPED ENVIRONMENT

[ASCENTFARNBOROUGH.CO.UK](http://ASCENTFARNBOROUGH.CO.UK)



An aerial photograph of the Farnborough Aerospace Centre. The image shows several large, modern office buildings with light-colored facades and flat roofs, interspersed with green lawns and parking areas. In the background, there are runways, taxiways, and hangars, indicating an airport setting. The surrounding landscape is a mix of green fields and residential areas.

WELCOME TO ASCENT

# COMMUNITY FOCUSED, FLEXIBLE OFFICE SPACE

Based at Farnborough Aerospace Centre, Ascent, home to the corporate headquarters of many international brands, consists of five contemporary office buildings. Offering more than just a workspace, Ascent is regarded as one of the leading business parks in the M3 corridor.



# UNRIVALLED

## AMENITIES AND SERVICES

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 coming in mid 2022



### 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



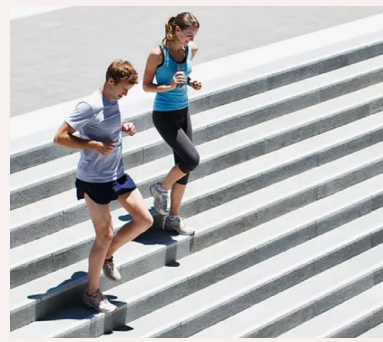
### Transport Links

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





# SUSTAINABILITY

## AN ACTIVE COMMITMENT

Sustainability is at the heart of Ascent, with high BREEAM ratings, electric vehicle charging points, PV panels, rooftop beehives, and a new on-site box cafe designed to reduce waste and energy consumption.



### Reducing Carbon Emissions

Ascent 2 has prioritised the retention and refurbishment of the existing building instead of building new, saving almost 7,000 tonnes in embodied carbon emissions



### Reclaimed materials

Several items are being retained, fully refurbished and re-used to reduce the embodied carbon emissions



### Sourcing Materials responsibly

All timber has a chain of custody certification such as FSC, and all other key materials are responsibly sourced.



### Optimising Recycling

A life cycle materials assessment has been undertaken in order to optimise procurement and prioritise materials with recycled content and low embodied carbon



### Certification

Through considered sustainability initiatives, Ascent 2 is targeting BREEAM Excellent



### Energy Reduction

A strategy to reduce operational carbon emissions associated with the building has been implemented, including LED lighting with PIR sensors, PV panels and air source VRF air conditioning units



### Targeting EPC B

Ascent 2, with a target EPC B, is committed to the belief that EPCs have a vital role to play in helping the country achieve its net zero targets



### Greener Choices

With our environmentally conscious Box Park Cafe, Electrical Vehicle charging points and bicycle racks across the park, we make it easy for our community to make greener choices

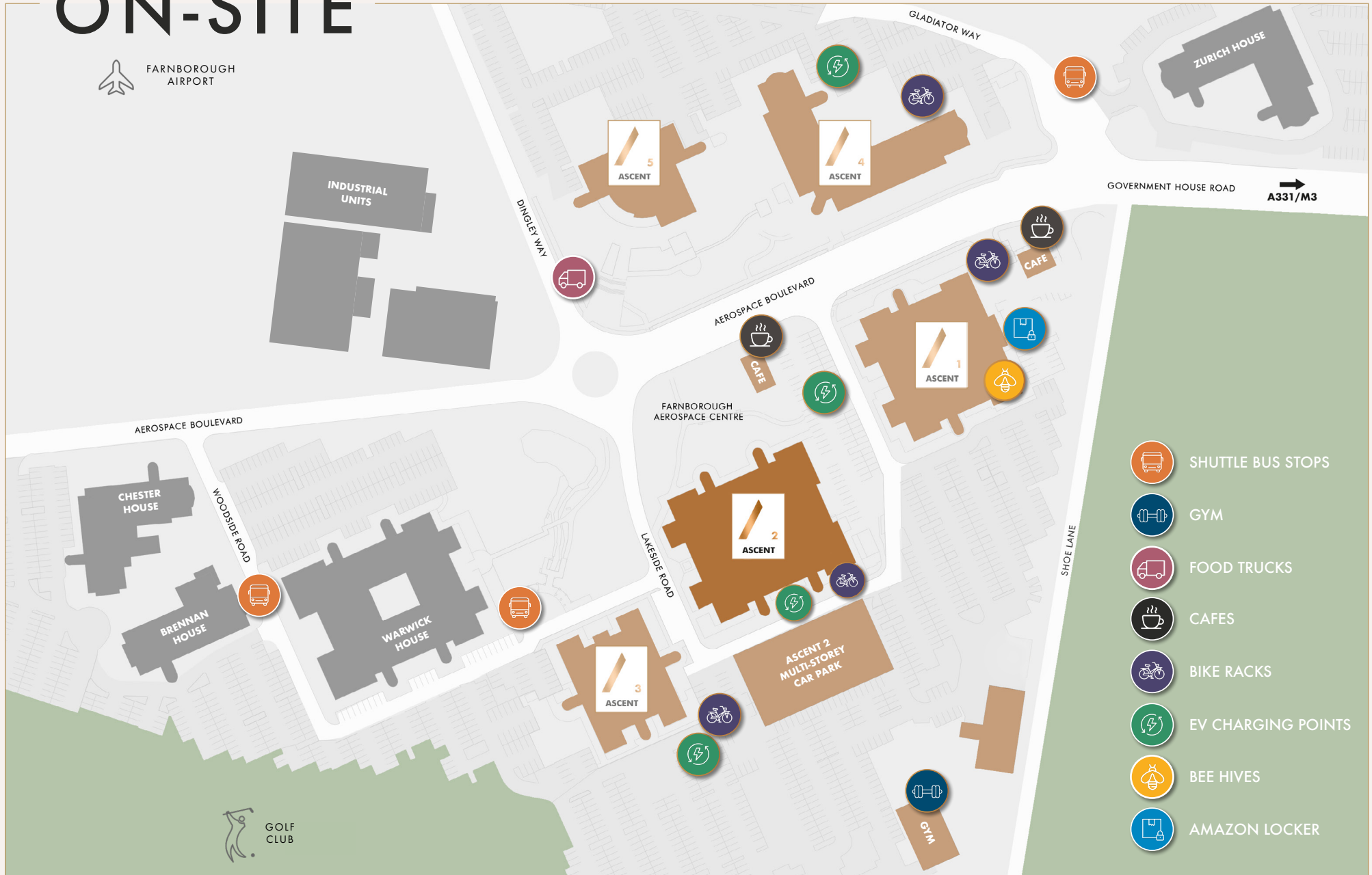




# ON-SITE



FARNBOROUGH AIRPORT







# 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 SCANNELLA, MANAGING DIRECTOR  
PELICAN PROCUREMENT SERVICES



# THE BUILDING

## A FLEXIBLE WORKING SOLUTION FOR YOUR BUSINESS



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



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



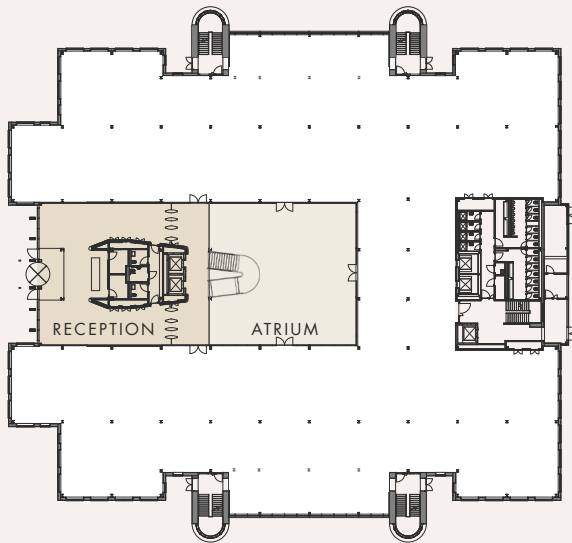


# FLOOR PLANS

UP TO 92,000 SQ FT AVAILABLE

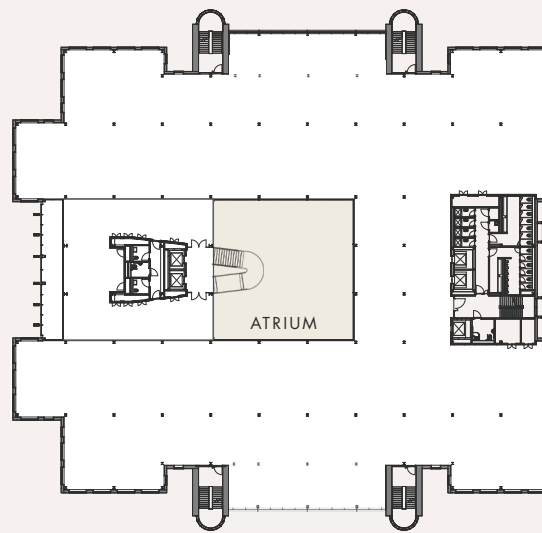
| ACCOMMODATION | SQ FT         | SQ M         |
|---------------|---------------|--------------|
| SECOND FLOOR  | 29,385        | 2,730        |
| FIRST FLOOR   | 29,385        | 2,730        |
| GROUND FLOOR  | 26,910        | 2,500        |
| RECEPTION     | 3,037         | 282          |
| ATRIUM        | 3,235         | 300          |
| <b>TOTAL</b>  | <b>91,952</b> | <b>8,542</b> |

The floor areas indicated here have been measured in accordance with IPMS 3



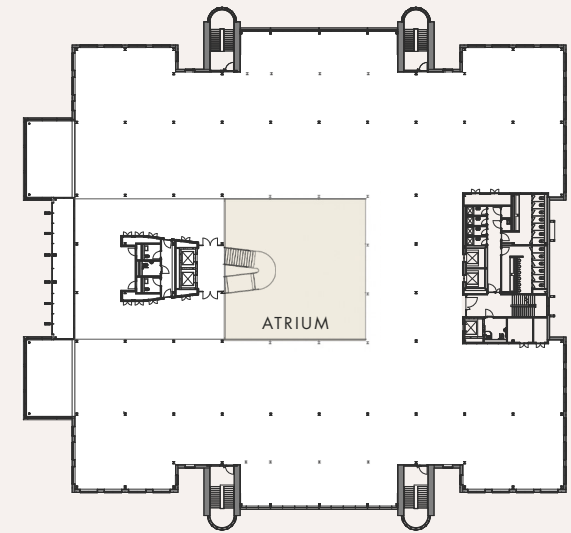
GROUND FLOOR

Available accommodation:  
26,910 sq ft    2,500 sq m



FIRST FLOOR

Available accommodation:  
29,385 sq ft    2,730 sq m



SECOND FLOOR

Available accommodation:  
29,385 sq ft    2,730 sq m



# ACCESSIBLE

## ON A GLOBAL SCALE

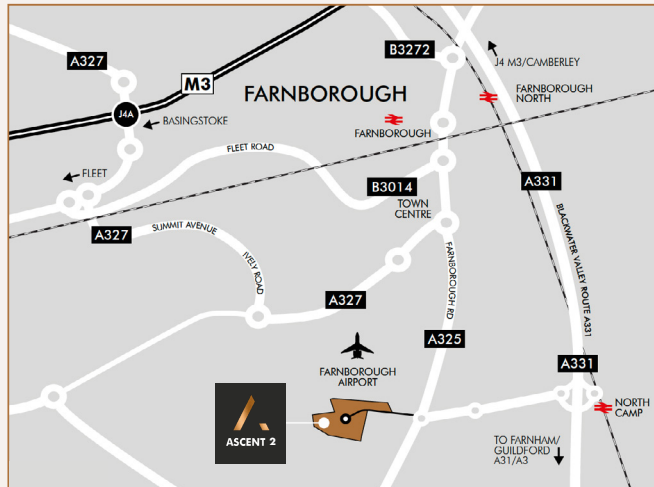
Farnborough Airport is the Business Aviation Gateway to London, with easy access to major road links into London. The Capital is also reachable by a 38 minute train journey or a 12 minute helicopter service to Battersea. Farnborough Airport offers a complete portfolio of business aviation services dedicated to delivering a peerless customer experience.





# TRAVEL

BY LAND OR SKY



what3words.com: [panel.shorts.bottle](https://www.what3words.com/panel.shorts.bottle)

**Farnham**

35 mins

**Ash**

22 mins

**Aldershot**

18 mins

**Farnborough  
Railway Station**

13 mins

**Farnborough**

10 mins

**North Camp  
Railway Station**

10 mins



**London**

1 hour

**Reading**

30 mins

**Basingstoke**

25 mins

**Guildford**

20 mins

**M3**

10 mins

**Farnborough  
Railway Station**

7 mins



**Heathrow Airport**

1 hour 12 mins

**Gatwick Airport**

1 hour 6 mins

**Southampton**

58 mins

**Reading**

27 mins

**London (Waterloo)**

35 mins

**Basingstoke**

13 mins



**Beijing**

9 hours 40 mins

**New York**

7 hours 35 mins

**Dubai**

7 hours

**Frankfurt,  
Geneva**

1 hour 35 mins

**Paris, Edinburgh,  
Amsterdam**

1 hour 20 mins

**Manchester**

1 hour





## DEVELOPMENT BY

**Federated  
Hermes** 

**CANMOOR**

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