

# TO LET

**2,642 – 12,424 SQ FT**

**ASCENT 2, INFOR HOUSE, 1 LAKESIDE ROAD, FARNBOROUGH AEROSPACE CENTRE, FARNBOROUGH GU14 6XP**

**WELL-PRESENTED OFFICE SUITES IN HIGH QUALITY OFFICE BUILDING AVAILABLE ON FLEXIBLE TERMS**

The Ascent Buildings comprise four contemporary office buildings within Farnborough Aerospace Centre, just a stone's throw away from the business aviation gateway to London - TAG Farnborough Airport. It is regarded as one of the leading business parks in the M3 corridor, and home to many corporate headquarters of international brands such as BAE Systems, Infor, Lockheed Martin, Fluor and Zurich.

- High quality suites for immediate occupation
- Well-fitted, with kitchen and breakout area / reception
- Coffee bar on ground floor of building
- On site restaurant, gym, shop
- On site shuttle bus



**2,642 – 12,424 SQ FT, ASCENT 2, INFOR HOUSE, 1 LAKESIDE ROAD, FARNBOROUGH AEROSPACE CENTRE, FARNBOROUGH GU14 6XP**

**LOCATION**

Infor House (Ascent 2) forms part of the prestigious Farnborough Aerospace Centre, located alongside Farnborough Airport, and within easy vehicular access of the M3 at Junction 4 (via the A331), and to the A3 / Guildford. Farnborough BR station (Waterloo / Southampton) and North Camp BR (Reading / Gatwick) are within 1.5 miles. The Business Park benefits from a shuttle bus service to the town centre / Farnborough BR station.

**DESCRIPTION**

The subject suites are well presented, with new décor, air conditioning, modern lighting, raised floors, carpeting and benefit from an impressive manned reception area, together with the coffee bar located on the ground floor.

Farnborough Aerospace Centre has extensive onsite facilities that include a full restaurant, manned fitness centre, conference centre, cashpoint facility, electric charging points, car hire office and dry cleaning outlet. In addition, there is a full shuttle bus service to Farnborough BR station / town centre.

**TERMS**

Flexible new lease terms are available, subject to negotiation.

**RENT**

Upon application.

**SERVICE CHARGE**

The service charge for the building is estimated at £7.00 psf.

**BUSINESS RATES**

A separate assessment will be made on the suite in due course, further details upon application.

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

Energy Performance Asset Rating – Band D.

**LEGAL COSTS**

Each party to meet their own legal costs.

**OCCUPATION**

Early occupation can be provided, subject to legal formalities.

**VIEWING**

Strictly by appointment with the joint agents:

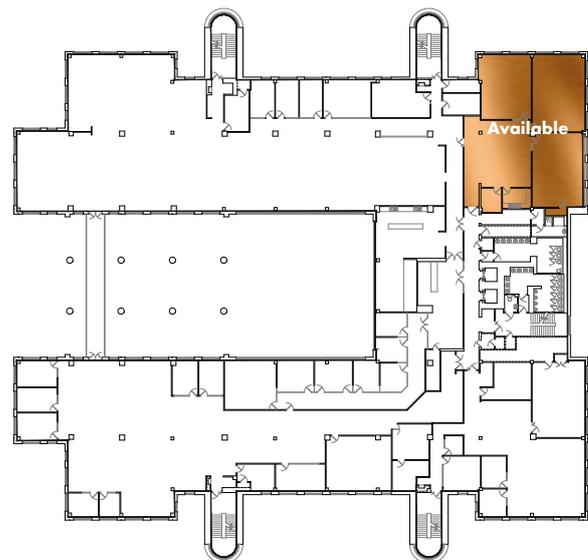


**Jeremy Rodale**  
CUSHMAN & WAKEFIELD  
020 7152 5429  
jeremy.rodale@cushwake.com

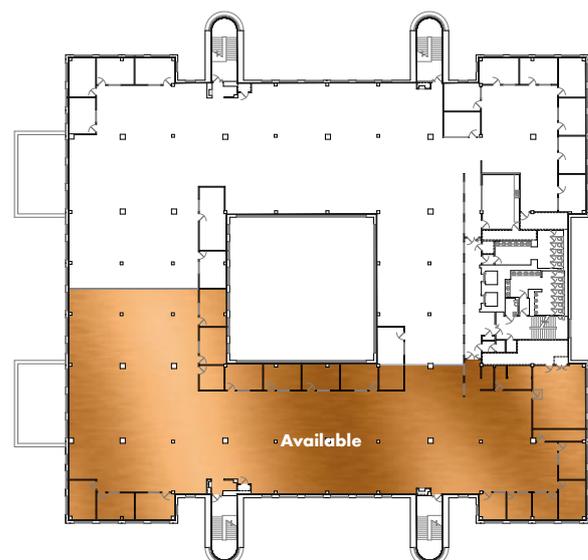
**Neil Hockley**  
HOLLIS HOCKLEY  
01252 545848  
nph@hollishockley.co.uk

**ACCOMMODATION**

**First floor** 2,642 sq ft 245.4 sq m



**Second floor** 12,424 sq ft 1,154 sq m



The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).