

# ASCENT

## FARNBOROUGH AEROSPACE CENTRE

FULLY REFURBISHED HEADQUARTERS OFFICE BUILDING SET WITHIN AN UNRIVALLED LANDSCAPED ENVIRONMENT

**FROM 10,000 SQ FT – 45,000 SQ FT**





# ARRIVE

WELCOME TO THE ASCENT BUILDINGS

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.





## LOCATION & ACCESSIBILITY

Benefitting from excellent accessibility, The Ascent Buildings are situated close to the A331 giving access to the A3 and J4 of the M3. There are electric charging points for hybrid cars and parking provided at a ratio of 1:200 sq ft. Its position next to Farnborough Airport (private charter) and close proximity to Heathrow and Gatwick airports means The Ascent Buildings can easily cater for international links. A shuttle bus will run from Farnborough Aerospace Centre to Farnborough train station in the town centre (7 minutes), with direct trains to London Waterloo (40mins).

# LANDMARK





# UNRIVALLED

## AMENITIES & SURROUNDINGS

Set in established parklands with an adjacent golf course, The Ascent Buildings feature a range of staff and customer amenities including restaurant and café, gym, dry cleaning drop/collect, newsagent, conferencing facilities, cycle racks, electrical charging points and shuttle bus launching in 2018.



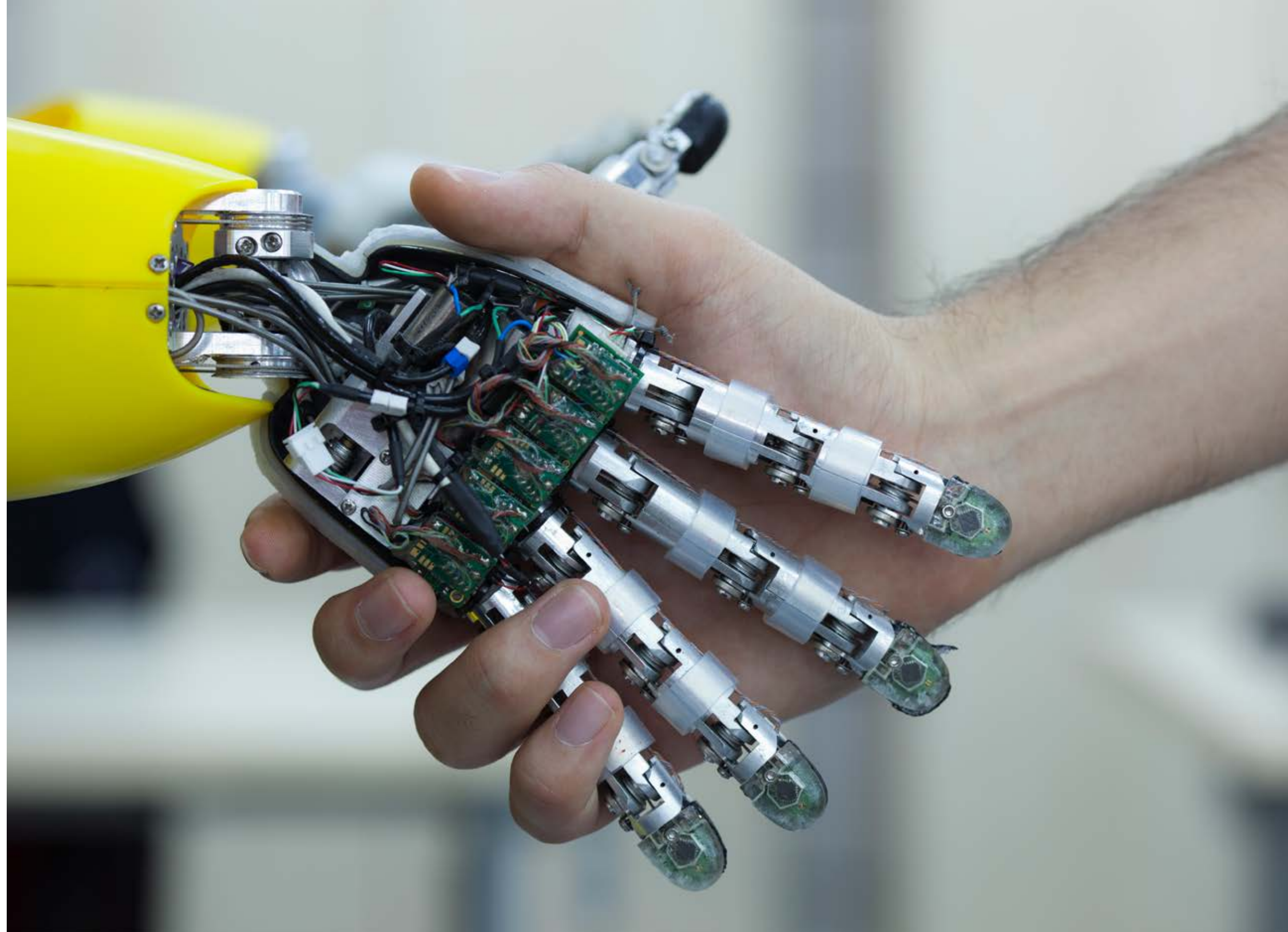




## HOTELS & SERVICES

The Ascent Buildings at Farnborough Aerospace Centre benefit from being located next to a range of amenities and leisure facilities. Hotels to suit all budgets are located just a few minutes away, as is the re-developed town centre which offers numerous retail, food and leisure offerings. Everything that your staff require is at Farnborough Aerospace Centre or within close proximity, ensuring the perfect work-life balance.





BAE SYSTEMS

  
ZURICH



 AIRBUS

Origen  
Financial Services

FLUOR

LOCKHEED MARTIN 

# TR/NSFORM

THE WAY YOU DO BUSINESS

By moving to Ascent 3 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 3.





VOYAGER  
WAREHOUSE UNITS

PARK CENTRE

4  
ASCENT

ZURICH

LOCKHEED MARTIN

AEROSPACE BLVD

AEROSPACE BLVD

FLUOR

BAE SYSTEMS

1  
ASCENT

infor

2  
ASCENT

Origen  
Financial Services

3  
ASCENT



# LANDMARK HEADQUARTERS



Ascent 3 provides up to 45,000 sq ft of fully refurbished office accommodation. The building benefits from flexible floor plates and contemporary common areas. It has been designed to accommodate a number of occupiers and to create a vibrant and exciting working environment.





Indicative imagery

## THE REFURBISHMENT WORKS ARE ON-SITE AND ARE DUE TO COMPLETE IN Q4 2018

Specification includes:

New triple height glazed entrance facade

-

Remodelled and enlarged reception  
with contemporary finishes

-

New and enhanced toilet facilities with male and female  
showers on each floor

-

New metal tile plank ceiling including LED lighting

-

Minimum of 2.75m floor to finished ceiling and 4.0 kN/m<sup>2</sup> +  
1.0 kN/m<sup>2</sup> floor loadings

-

New M&E throughout designed for multi-tenant solutions including  
VRV air conditioning to provide 1:8 sq m occupancy

-

Comprehensive external works to enhance the sense of arrival  
and upgrading of the hard and soft landscaping

-

Parking will be provided at a ratio of approx. 1:200 sq ft and  
cycle racks and electrical charging points have been installed

-

Farnborough Aerospace Centre amenities include a restaurant/  
canteen, café, convenience store, gym and conference facilities

-

Shuttle bus from FAC to Farnborough train  
station/town centre (7 minutes)

-

Sustainability is also at the heart of Ascent 3, and a BREEAM  
rating of Excellent and an EPC rating of B is targeted

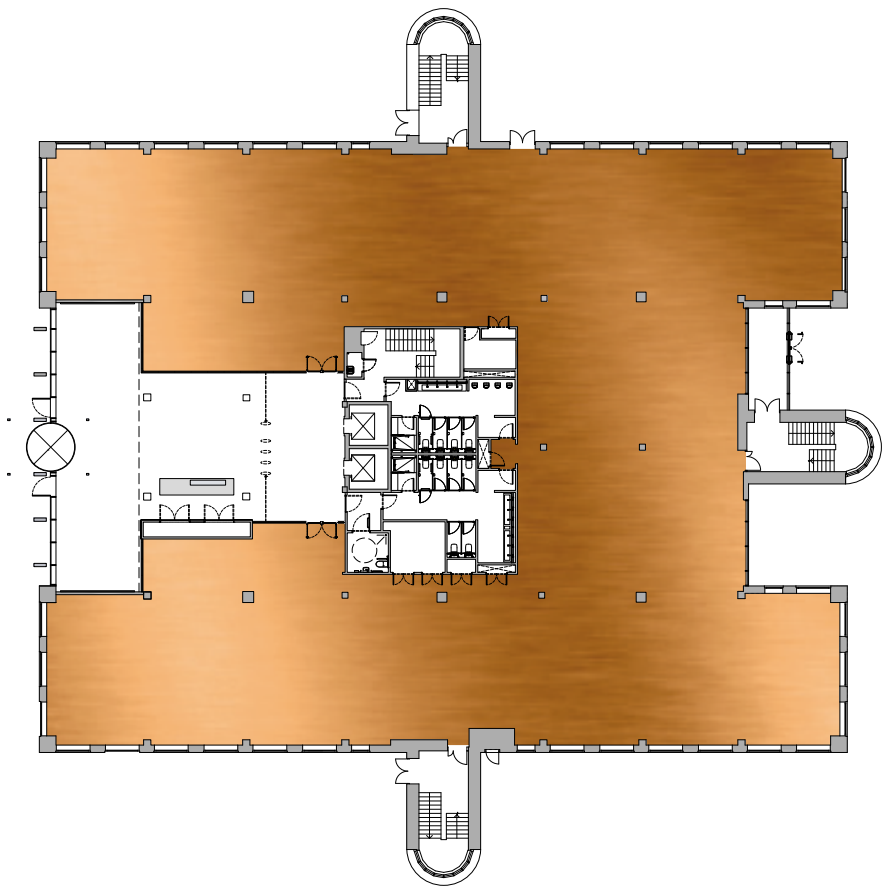


# FLOORPLANS

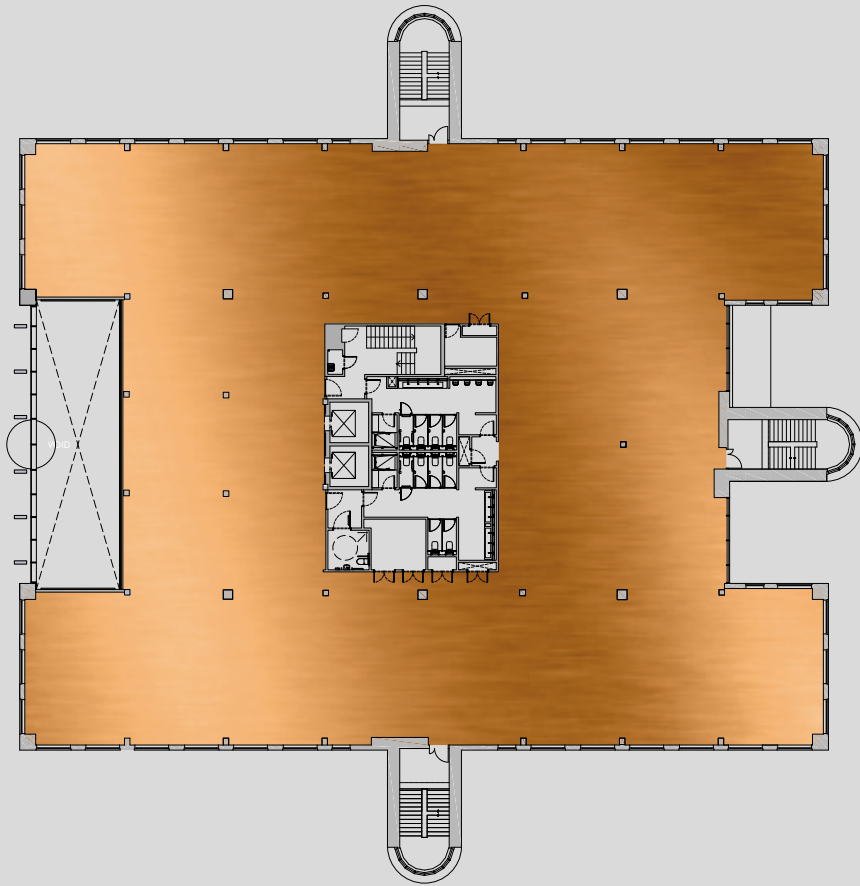
ACCOMMODATION	sq ft	sq m
SECOND FLOOR	15,123	1,405
FIRST FLOOR	14,983	1,392
GROUND FLOOR	13,508	1,255
RECEPTION	2,174	202
TOTAL	45,788	4,254

Floor areas are subject to on-site verification

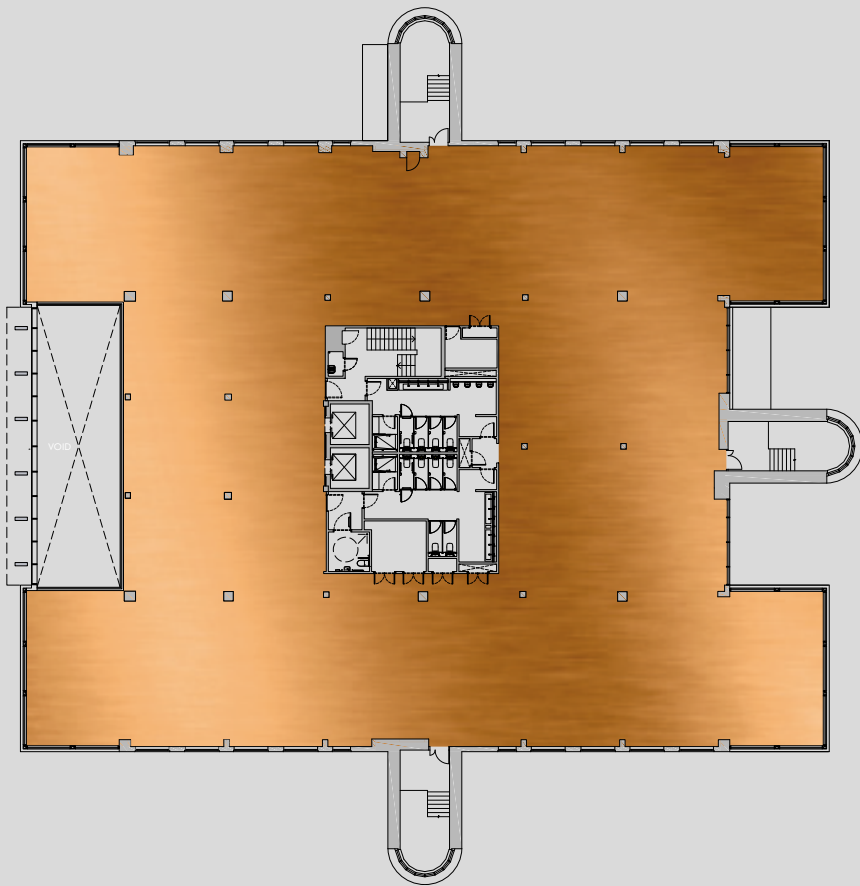
GROUND FLOOROffice area13,508 sq ft1,255 sq m



FIRST FLOOROffice area14,983 sq ft1,392 sq m



SECOND FLOOROffice Area15,123 sq ft1,405 sq m





# / ACCESSIBLE

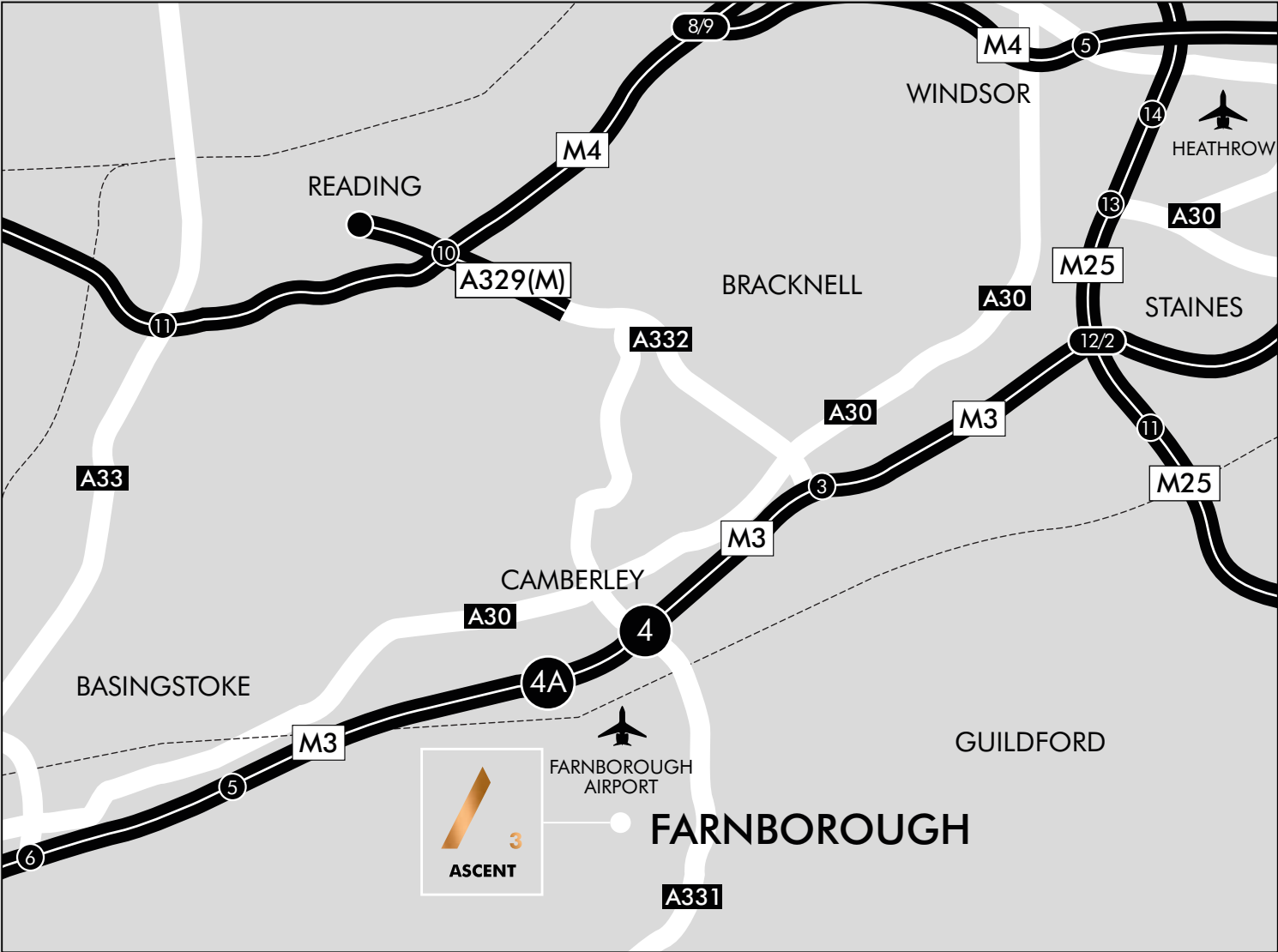
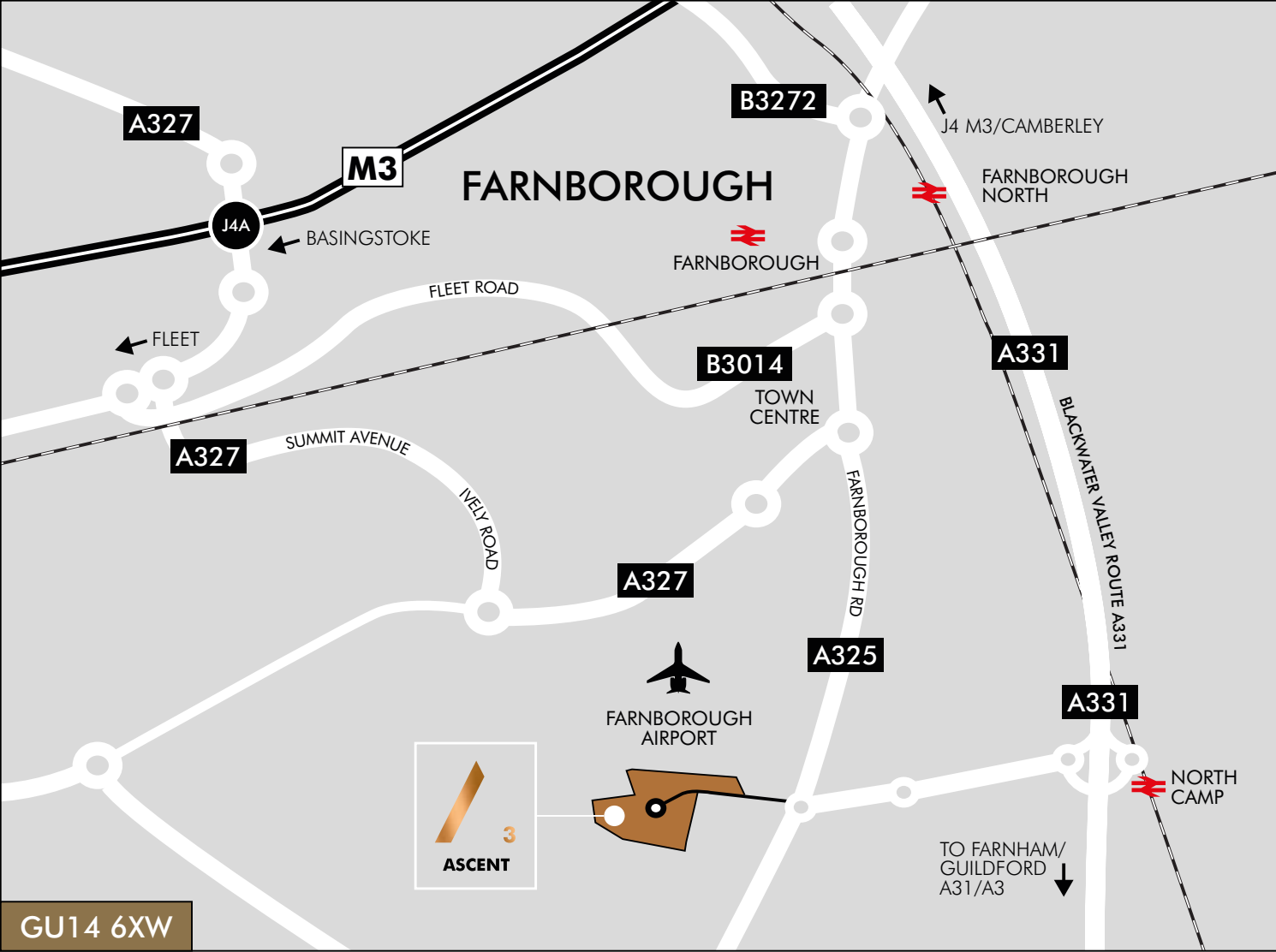


## ON A GLOBAL SCALE

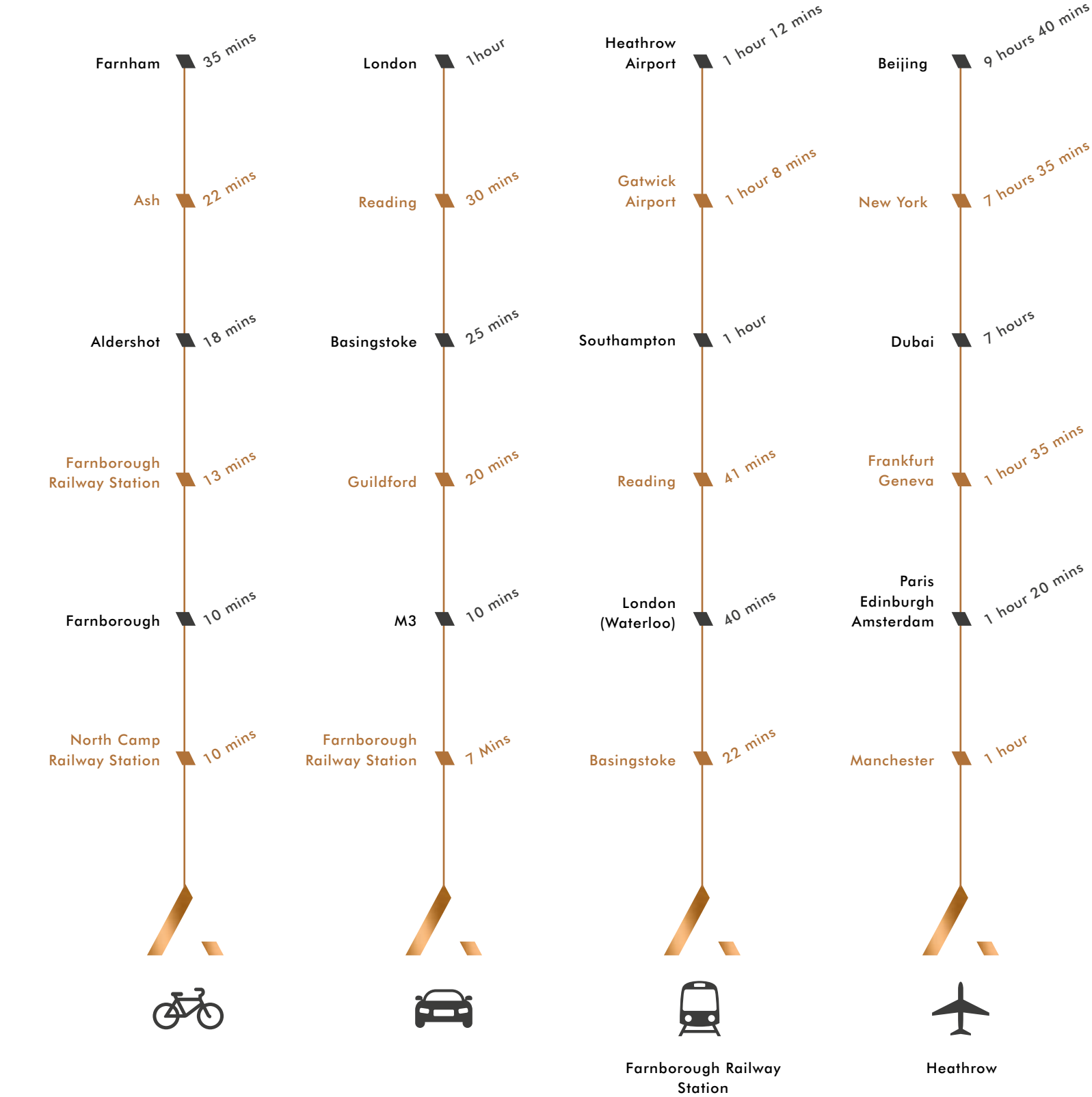
TAG Farnborough Airport is the Business Aviation Gateway to London, with easy access to major road links into London. The Capital is also reachable by a 35 minute train journey or a 12 minute helicopter service to Battersea.

TAG Farnborough Airport offers a complete portfolio of business aviation services dedicated to delivering a peerless customer experience.





TRAVEL TIMES FROM FARNBOROUGH AEROSPACE CENTRE

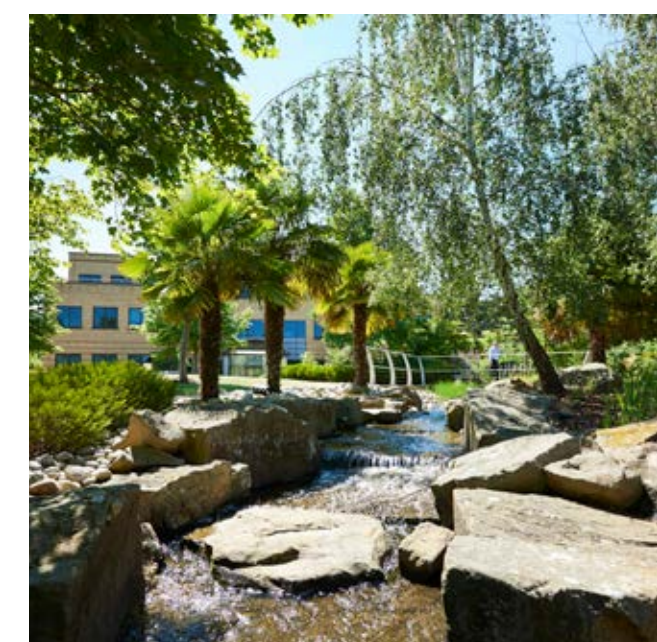


Cycling & Driving times gathered from Google  
Train times gathered from National Rail  
Flight times gathered from Heathrow Airport online





# OPPORTUNITY IS ALL AROUND



Join The Ascent Buildings for a modern office environment in tune with its workforce providing high quality facilities and an inspiring surrounding.





ABOUT HERMES

Hermes Investment Management provides active investment strategies and stewardship. Our goal is to help people invest better, retire better and create a better society for all. We currently manage **£30.8bn\* for a global clientele of institutional and wholesale investors**, offering public and private market solutions across equity, fixed income, real estate and alternatives.

However, we believe that our duty extends beyond achieving clients’ financial outcomes: we must act as stewards of the investments we manage and advise. In 2004 we established Hermes Equity Ownership Services (Hermes EOS), which is now one of the largest stewardship teams in the industry and currently advises on £317.1bn\*.

Outcomes Beyond Performance

We are an asset manager with a difference. We believe that, while our primary purpose is helping beneficiaries retire better by providing world class active investment management and stewardship services, our role goes further. We believe we have a duty to deliver holistic returns – outcomes for our clients that go far beyond the financial and consider the impact our decisions have on society, the environment and the wider world. Our goal is to help people invest better, retire better and create a better society for all.

Hermes’ investment solutions include:

Private markets

International real estate, UK commercial real estate, UK private rental sector real estate, infrastructure and private equity

High active share equities

Asia, global emerging markets, Europe, US, global, and small and mid cap

Credit

Absolute return, global high yield, multi strategy, global investment grade, real estate debt, direct lending

Multi asset

Multi asset inflation

Responsible investment services

Corporate engagement, intelligent voting and public policy engagement

**Source:** \*Please note the total AUM figure includes £6.0bn of assets managed or under an advisory agreement by Hermes GPE LLP (“HGPE”), a joint venture between Hermes Fund Managers Limited (“HFM”) and GPE Partner Limited. HGPE is an independent entity and not part of the Hermes group. £76.3m of total group AUM figure represents HFM mandates under advice. Source: Hermes as at 30 September 2017 with the exception of two portfolios totalling £12.5m valued as at 30 June 2017.



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Misrepresentation Act: The agent for themselves and for the vendors or lessors of their property whose agent they are give notice that: i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute any part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. Design & Production DS.Emotion Ltd. May 2018