

TO LET

SERVICED OFFICE SPACE

Arena Business Centre
Holyrood Close
Poole
BH17 7FJ



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COMMERCIAL AGENTS AND SURVEYORS

DESCRIPTION

Arena Poole comprises a well-established serviced office centre situated within a mature business park environment on the outskirts of Poole. The property provides a range of high-quality private offices and studio suites arranged over a substantial floor area of approximately 46,371 sq ft, accommodating a broad mix of occupiers from small businesses through to larger corporate teams.

The building benefits from a staffed reception and business lounge, creating a professional arrival experience for occupiers and visitors alike, alongside a number of shared meeting rooms and communal breakout areas. The accommodation is well-presented throughout and designed to offer flexible, all-inclusive office solutions without the commitment of traditional lease structures.*

ACCOMMODATION

The centre provides a wide range of private office suites and studio offices, suitable for occupiers requiring accommodation from circa 3 desks up to 50+ desks. Suites are offered on flexible terms and can be configured to suit individual occupier requirements.

The building incorporates approximately 78 individual offices and studios, together with two shared meeting rooms and a central business lounge/reception area.

SERVICES AND FACILITIES

- Staffed reception and meet-and-greet
- Business lounge and communal breakout areas
- Shared meeting rooms
- All-inclusive monthly fees
- Electricity, water and waste services included
- Superfast Wi-Fi connectivity
- 24/7 secure access
- Regular cleaning of offices and communal areas
- Complimentary barista-style bean-to-cup coffee
- Free on-site parking

LOCATION

Holyrood Close is conveniently located close to Poole town centre and within easy reach of Poole Harbour and the Sandbanks coastline. The property benefits from good road connectivity and is well placed for access to the wider Dorset conurbation.

- Poole Railway Station: approx. 2 miles
- A31: approx. 4 miles
- Bournemouth Airport: approx. 10 miles

Local amenities, including Tesco Extra, food outlets and leisure facilities, are available nearby.

TERMS

Flexible licence agreements are available on inclusive terms. Full details available from the letting agents.

EPC

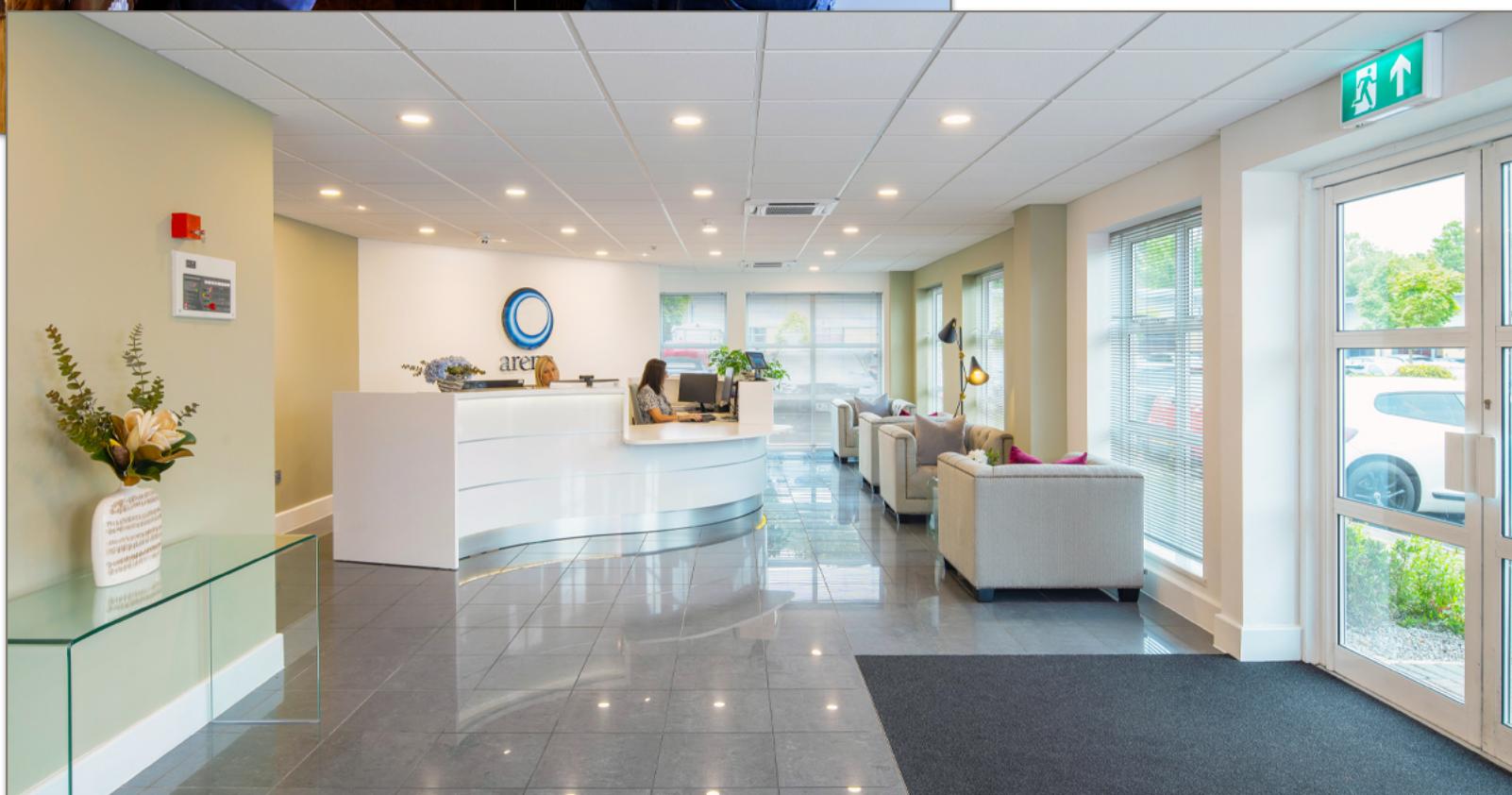
Typically B - 48

LEGAL COSTS

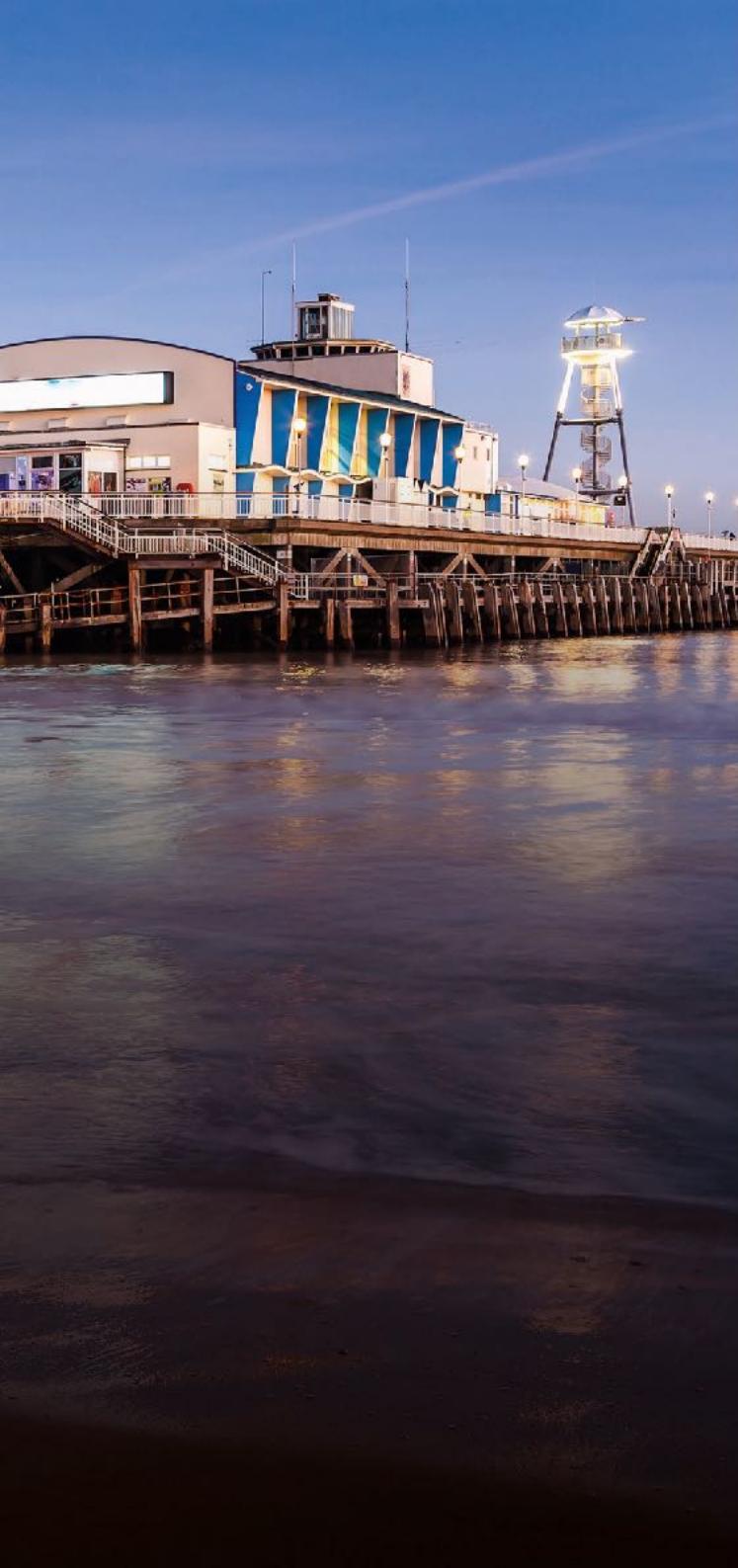
Each party to be responsible for their own legal costs incurred in the transaction.

VAT

VAT may be applicable.







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