

OFFICE TO LET

# A30

## Holyrood Place

Holyrood Close, Poole,  
BH17 7FJ





### A30, Holyrood Place

**Size: 1,328 sq ft (123 sq m)**

**Rent: POA**

Available immediately via a flexible  
Licence to Occupy

-  **Secure 24/7 fob access**
-  **On-site management team**
-  **Vibrant breakout space**
-  **Fresh bean to cup coffee**
-  **Secure on-site parking**
-  **Air conditioning**
-  **Meeting rooms**
-  **Customise layout & branding**
-  **Cleaning & utilities included**
-  **Fully furnished**

Operated by Arena Business Centres -  
independent, privately owned and  
established for over 20 years.

### Managed Office

This space currently benefits from 24/7 access with  
private fob entry and abundant natural light.

Positioned close to breakout spaces and meeting  
rooms, suite A30 provides a blank canvas with in-house  
customisation available to configure the space around  
your business.



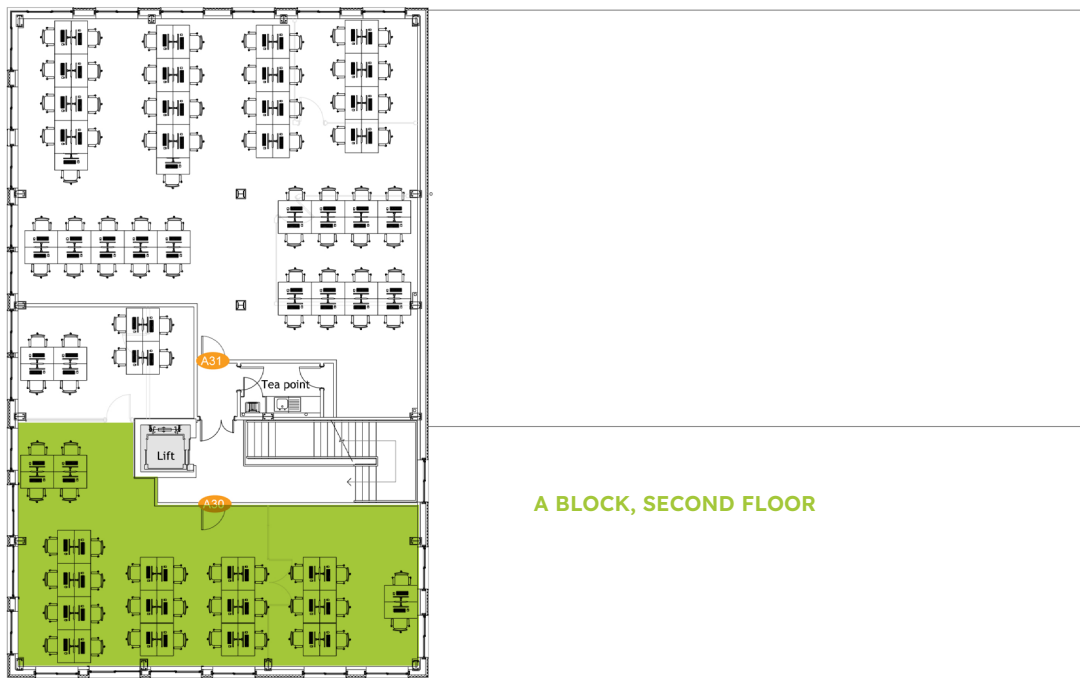
### Viewing & Further Information

**Helen Deverill**

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# A30 | Layout & Vision



A BLOCK, SECOND FLOOR

## Your Own Branded Headquarters

A substantial, self-contained suite designed around your business. Configure the layout, reflect your brand and create an environment that supports your culture and growth without committing to a traditional lease.

## Professional First Impressions

Your clients and visitors are welcomed by our experienced concierge reception team, within a professionally managed building environment. You retain your own private workspace, while benefiting from a polished front-of-house presence.

## Secure, Well-Connected Location

Secure on-site parking, controlled building access and CCTV provide confidence for your team and visitors. A professional setting that feels established, safe and easy to access

## Seamless Day-to-Day Operation

Daily cleaning, waste management, maintained communal areas and fully equipped kitchen facilities ensure your workspace remains welcoming and ready for business —without distraction or additional contracts to manage.

## Fully Inclusive Utilities & Infrastructure

Electricity, high-speed connectivity, kitchen amenities and essential office services are included within one simple monthly structure. No hidden operational surprises. No fragmented supplier relationships.

## Freedom to Focus on Growth

Arena manages the building, compliance and operational detail behind the scenes —allowing you to focus on leading your business, supporting your team and planning your next stage of growth.



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# A Smarter Alternative to a Lease

**A Managed Office with Arena delivers the control and identity of a private headquarters without the risk and complexity of a traditional lease.**

Most commercial offices operate under a Full Repairing and Insuring lease, transferring long term repair obligations, insurance costs and exit exposure to the tenant, whereas Arena Managed Offices are occupied under a Licence to Occupy combined with a fully managed service designed to simplify occupation and remove property risk.

## Traditional Lease

- Long-term legal interest
- Capitalised on balance sheet
- Tenant responsible for repairs & maintenance
- Tenant funded insurance
- Dilapidations at exit
- Stamp duty & legal fees payable
- Fixed term commitment
- Variable cost exposure

## Arena Managed

- Licence to Occupy (contractual right)
- Typically expensed
- Arena retains building responsibility
- Insurance included
- No dilapidations liability
- No stamp duty or legal fees
- Greater flexibility
- Predictable monthly cost



The independence of a traditional lease with the simplicity of managed space. A substantial private suite, branded and configured around your business - while Arena manages the building, infrastructure and compliance.

### Private

Self-contained office space designed around your business.

### Zero Exit Exposure

No dilapidations. No unexpected liabilities.

### Simple Monthly Structure

One predictable cost. No hidden property risk.

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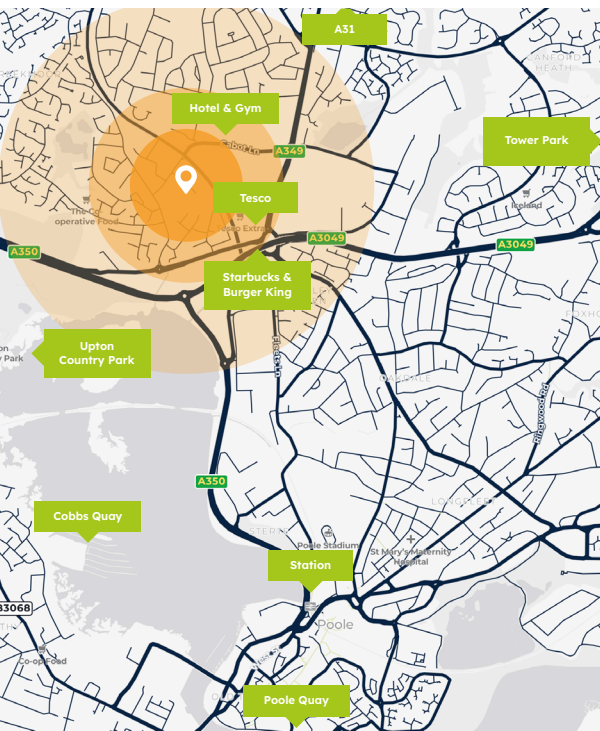


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WELCOME TO




# Holyrood Place

A professionally managed business environment in the heart of Poole.



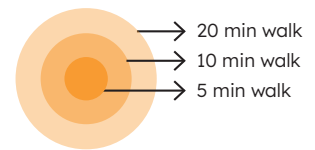
## Ideal Location

Located close to Poole Harbour, this business centre benefits from an excellent central location. This centre is located within a 10 minute drive from Poole train station with frequent, direct services to London Waterloo. The centre is within a 25 minute drive from Bournemouth airport and in close proximity to the A31 and A350, providing great access for a simple commute.

-  **Rail:** Poole Station (2 Miles)
-  **Road:** A31 (4 Miles)
-  **Air:** Bournemouth Airport (10 Miles)

### Rail journey times:

- Poole to Bournemouth: **13 mins**
- Poole to Southampton Central: **47 mins**
- Poole to Winchester: **1hr 10mins**
- Poole to London Waterloo: **2hr 10 mins**



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