

ARENA OFFICES

# Victoria House

County Gates Gyratory, Westbourne,  
Bournemouth BH12 1AZ

70 Private Offices, 3 to 50+ desks



















# Welcome to Victoria House



“Renting office space at Arena has been a fantastic experience for our business. The facilities themselves are truly top-notch but what truly sets Arena apart is the incredible staff. They are amazing! From the moment we first inquired, they’ve been helpful, friendly, and incredibly accommodating. We highly recommend them!”

**Martijn van den Hout, Instant Access**

# The Specification

- |  |  |
|--|--|
|  24/7 Access & Security |  Showers                    |
|  Secure Onsite Parking  |  Bicycle Storage            |
|  Concierge Meet & Greet |  Office Cleaning            |
|  Breakout Spaces        |  Full Sound-Proofing        |
|  Hi-Tech Meeting Rooms  |  Individual Climate Control |
|  Business Lounge        |  Fresh Air Technology       |
|  Free Roasted Coffee    |  Networking Events          |
|  Gym                    |  Fast Wi-Fi                 |

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## Private office from 3-50+ desks

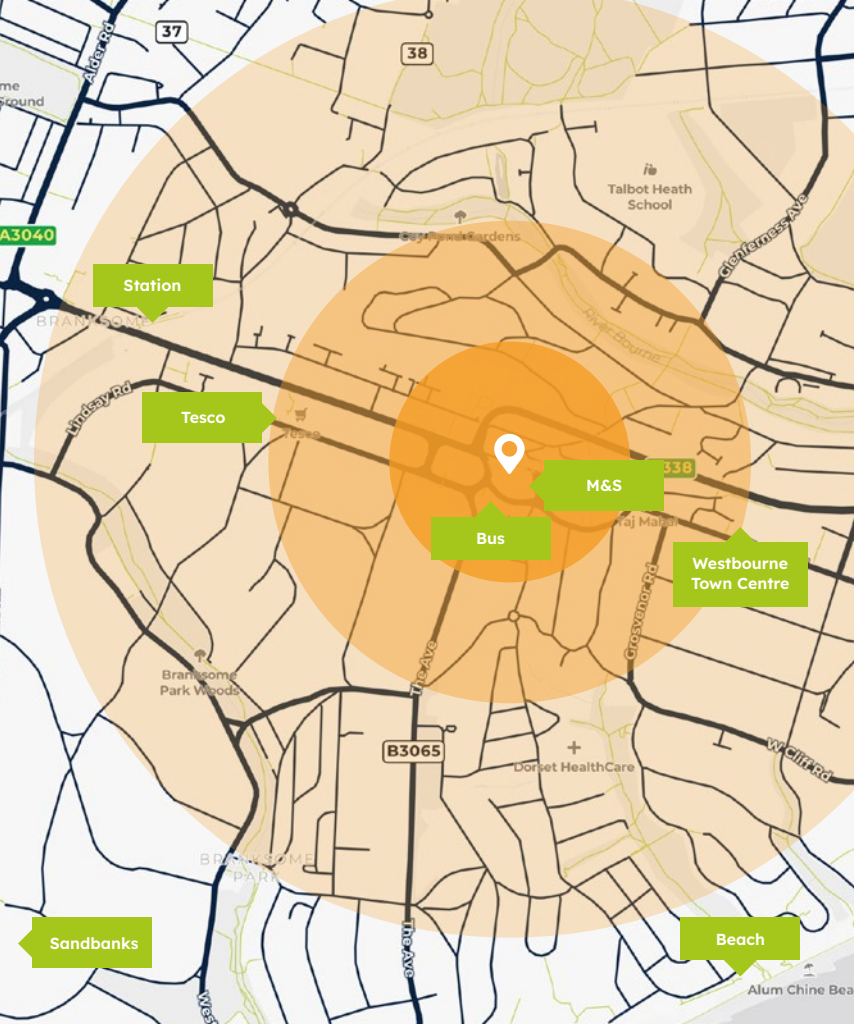
**Second Floor** - offices from 112 - 3,855 sq. ft.

**Third Floor** - offices from 140 - 2,420 sq. ft.

**Fourth Floor** - offices from 2,731 sq. ft.




## Description

With 70 private offices from 3 to 50+ desks and parking for over 120 cars, Victoria House will suit startups, SMEs and corporate branches, all within a professional, welcoming setting ideal for collaboration and growth. Call now to register your interest and secure priority choice of offices ahead of the Q1 2026 launch.



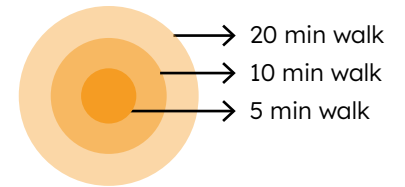
# Ideal Location

In the heart of Westbourne, Bournemouth, this iconic building - once owned by Liverpool Victoria - offers excellent access to the town centre, beaches, and transport links. Following a £5 million refurbishment, the 21,000 ft<sup>2</sup> space opens in Q1 2026, combining heritage charm with modern functionality in a vibrant, connected neighbourhood.

-  **Rail:** Branksome (0.6 Miles)
-  **Road:** A338 (Opposite)
-  **Air:** Bournemouth Airport (7 Miles)

## Rail journey times:

- Branksome to Bournemouth: **4 mins**
- Branksome to Poole: **5 mins**
- Branksome to Southampton Central: **50 mins**
- Branksome to London Waterloo: **2hrs 5 mins**



# Choose your Workspace

Whether you're a growing startup, SME, or established corporate, Arena offers fully serviced, flexible workspaces to suit your business. One simple monthly cost covers everything — from utilities, cleaning, security, and maintenance to a 5-star concierge reception — so you can stay focused on what matters.



## 3-9 Desks

### For growing teams

Ideal for startups, small businesses, and satellite teams. A private, fully serviced office with the flexibility to scale as you grow. Includes access to communal meeting rooms, breakout areas, and business lounges — plus unlimited coffee and tea, all included.



## 10-29 Desks

### Flexibility to scale as needed

Perfect for scale-ups, regional teams, or project offices. Expand or reduce your space as needed, only paying for what you use. Our in-house design team can tailor and brand your space for collaboration, focus, or creativity. A perfect balance of private workspace with access to vibrant communal areas and a dynamic business community.



## 30+ Desks

### Customised Managed Offices - flexible and hassle-free

For larger teams, corporate branches, or regional HQs, benefit from a fully customised private space without the constraints of a lease. Whether you need a self-contained suite or a full floor, we'll configure your layout, internal meeting rooms, and branding - all managed by us, end to end.



Meet & Greet



# Breakout Spaces



# Meeting Rooms



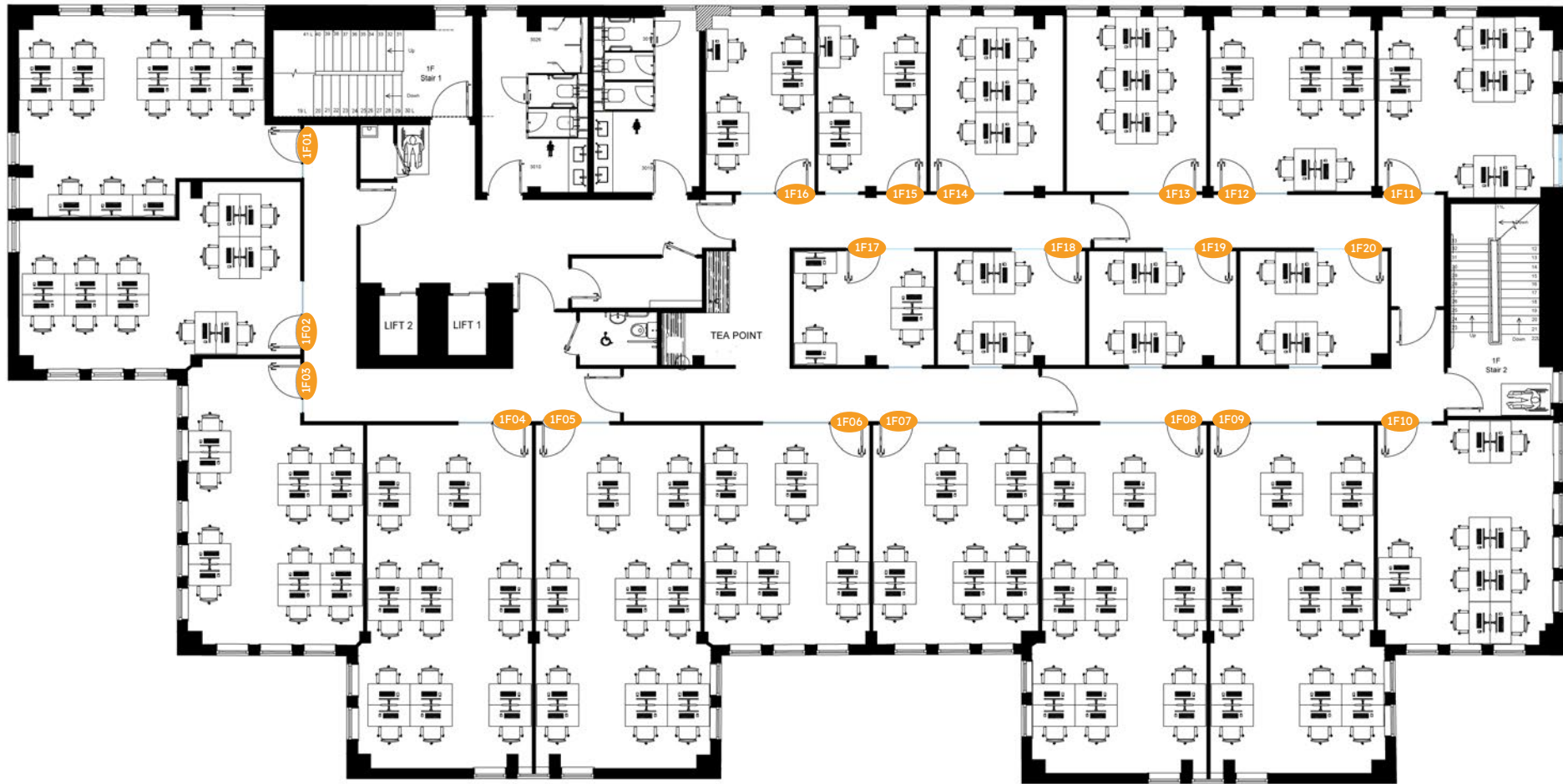
# Business Lounge



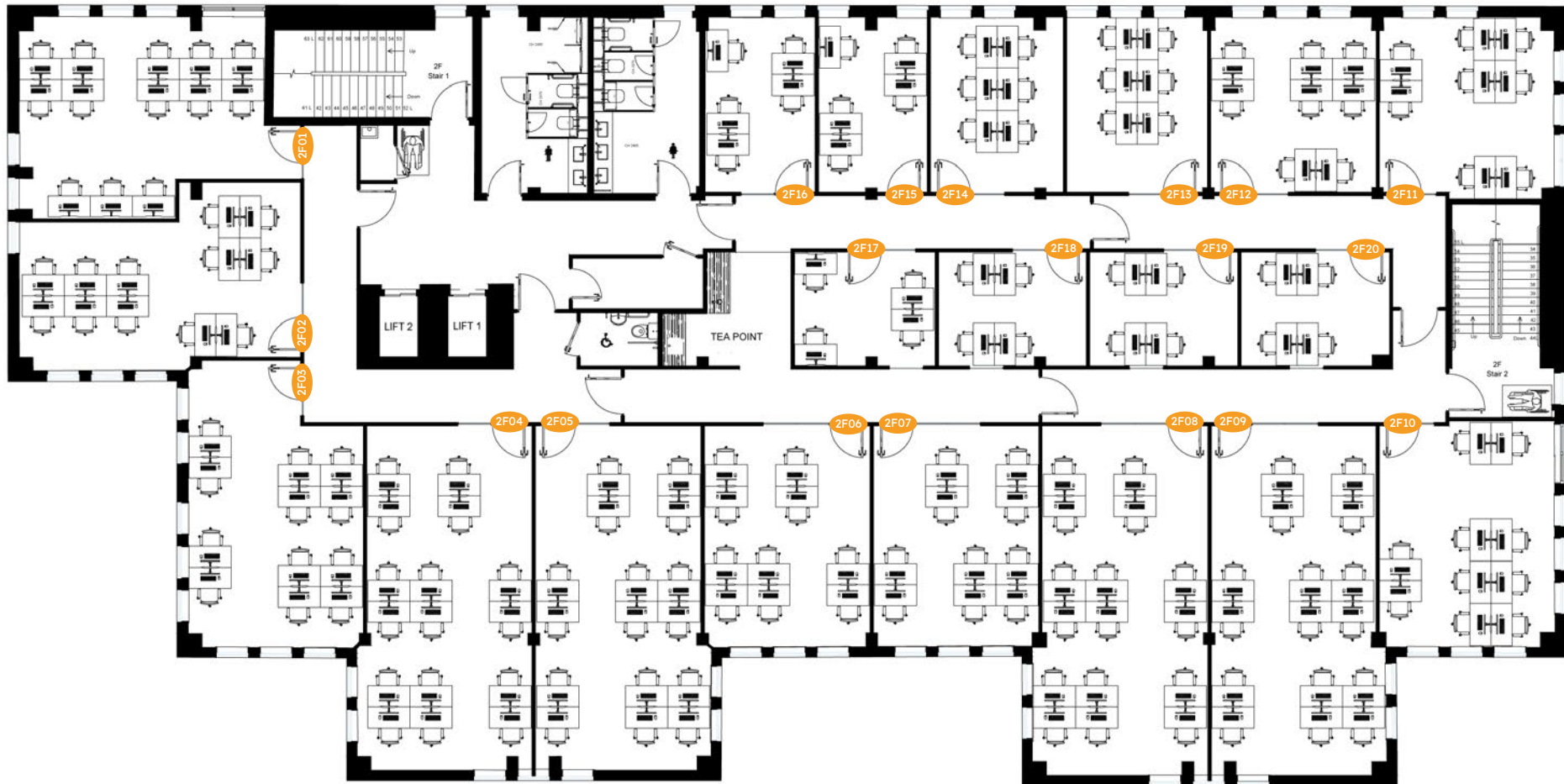
## What else is included?

|   | Tenure   | Arena Serviced | Leased Office |
|---|--|----------------|---------------|
| <b>Premises &amp; Property</b>          | Building insurance and legal fees covered                | ✓              | ✗             |
|   | All internal and external building maintenance           | ✓              | ✗             |
|   | Regular office decoration and upkeep                     | ✓              | ✗             |
|   | No dilapidation charges                                  | ✓              | ✗             |
|   | No stamp duty (typically 1% on 5-year leases)            | ✓              | ✗             |
|   | Service charges included                                 | ✓              | ✗             |
|   | Landscaped grounds fully maintained                      | ✓              | ✗             |
| <b>Parking</b>                          | On-site parking spaces available                         | ✓              | ✗             |
|   | Secure car park access and monitoring                    | ✓              | ✗             |
| <b>Security Access &amp; Compliance</b> | Secure door entry systems                                | ✓              | ✗             |
|   | CCTV installation, monitoring & admin                    | ✓              | ✗             |
|   | Fire alarm, emergency lighting & extinguisher servicing  | ✓              | ✗             |
|   | Health & safety compliance and risk assessments          | ✓              | ✗             |
|   | Full accessibility (DDA compliant)                       | ✓              | ✗             |
| <b>Cleaning &amp; Hygiene</b>           | Office & communal area cleaning and waste disposal       | ✓              | ✗             |
|   | Window cleaning included                                 | ✓              | ✗             |
|   | Toilet facilities fully stocked, cleaned, and maintained | ✓              | ✗             |
|   | Kitchen & coffee stations cleaned & maintained           | ✓              | ✗             |
| <b>Utilities &amp; Connectivity</b>     | Electricity, gas, water, waste services included         | ✓              | ✗             |
|   | Fast business-grade Wi-Fi and internet infrastructure    | ✓              | ✗             |
| <b>Workplace Comfort &amp; Fit-Out</b>  | Heating and air conditioning                             | ✓              | ✗             |
|   | Fully furnished offices                                  | ✓              | ✗             |
|   | Acoustic soundproofing                                   | ✓              | ✗             |
|   | Office design and partitioning included                  | ✓              | ✗             |
| <b>Community &amp; Amenities</b>        | Professional reception with on-site concierge team       | ✓              | ✗             |
|   | Access to breakout spaces and informal areas             | ✓              | ✗             |
|   | Meeting rooms and business lounge areas                  | ✓              | ✗             |
|   | Community events, socials and lunch & learn talks        | ✓              | ✗             |
|   | Kitchen facilities with equipment & fresh milk daily     | ✓              | ✗             |
|   | Complimentary unlimited tea & coffee                     | ✓              | ✗             |

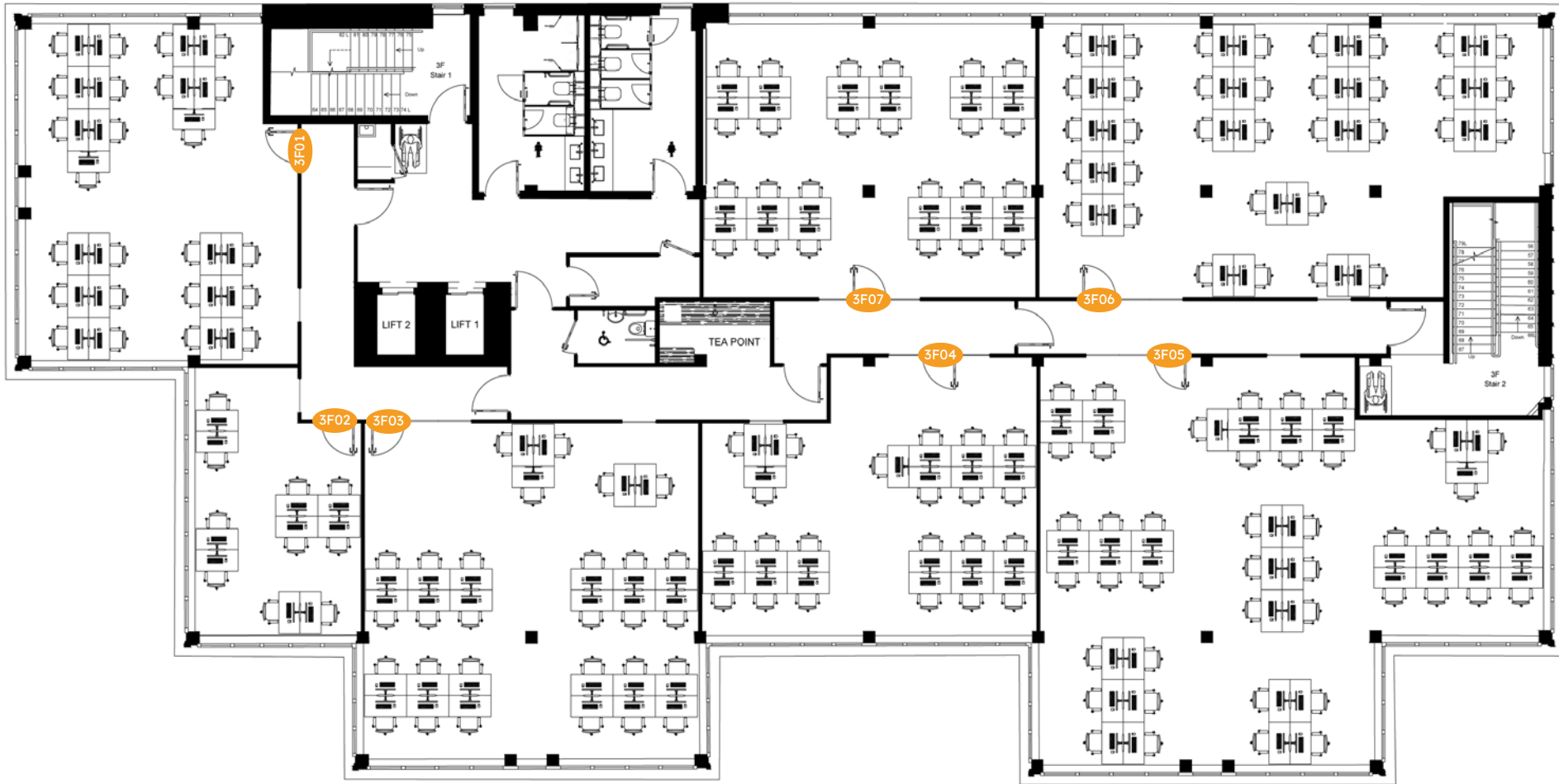




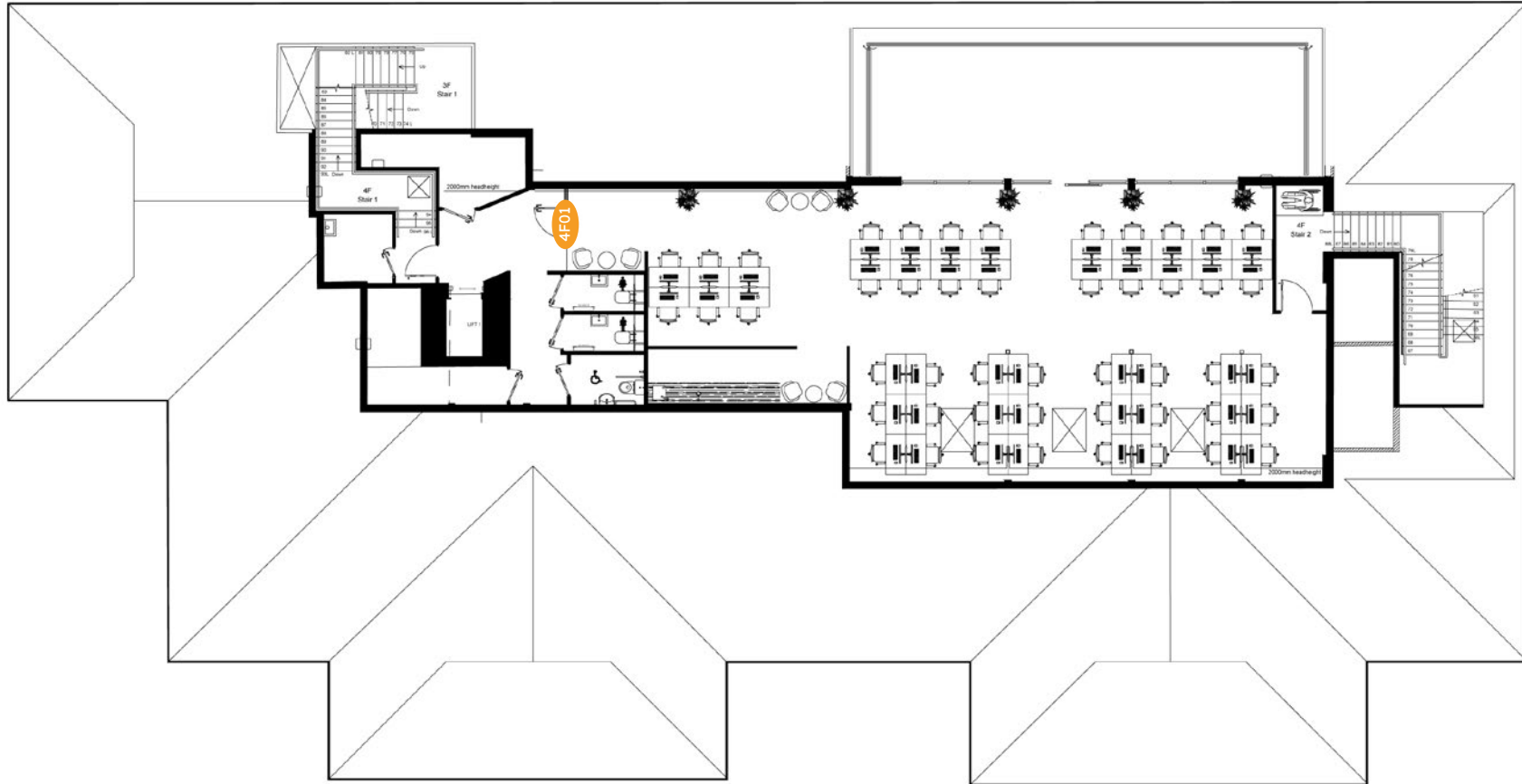
First Floor



Second Floor



Third Floor



Fourth Floor



# Our Story

Since 2003, Arena Offices has been creating inspiring workspaces that help businesses thrive. From our first centre near Bournemouth to a growing portfolio of 12 premium locations across the South of England, our mission has remained the same: to make coming to work a pleasure.

As a privately owned company, we take a long-term view; building strong client relationships, maintaining our own buildings, and continually investing in quality, service, and sustainability. Our ethos is shaped around three pillars that define the Arena experience:

## Inspiring Workspaces

Every Arena centre is thoughtfully designed to support productivity, creativity, and wellbeing. From stylish breakout areas to fully furnished private offices and high-spec meeting rooms, each space is tailored to meet the needs of modern business with flexibility, comfort, and quality built in.

## 5-Star Concierge

Our on-site reception teams offer a five-star service that takes care of the day-to-day. From welcoming guests to managing calls and bookings, we handle the details so our clients can focus on what matters most.

## Vibrant Community

Arena spaces bring businesses together. Through shared lounges, networking events, and an open, welcoming atmosphere, we foster a sense of community that makes every day more connected and enjoyable.





**Grosvenor House** - Basingstoke



**The Square** - Basingstoke



**Victoria House** - Bournemouth



**Riverside Way** - Camberley



**Lancaster Court** - Fareham



**Number 25** - Fareham



**Abbey House** - Farnborough



**Nimrod Way** - Ferndown



**Langstone Gate** - Havant



**Holyrood Close** - Poole

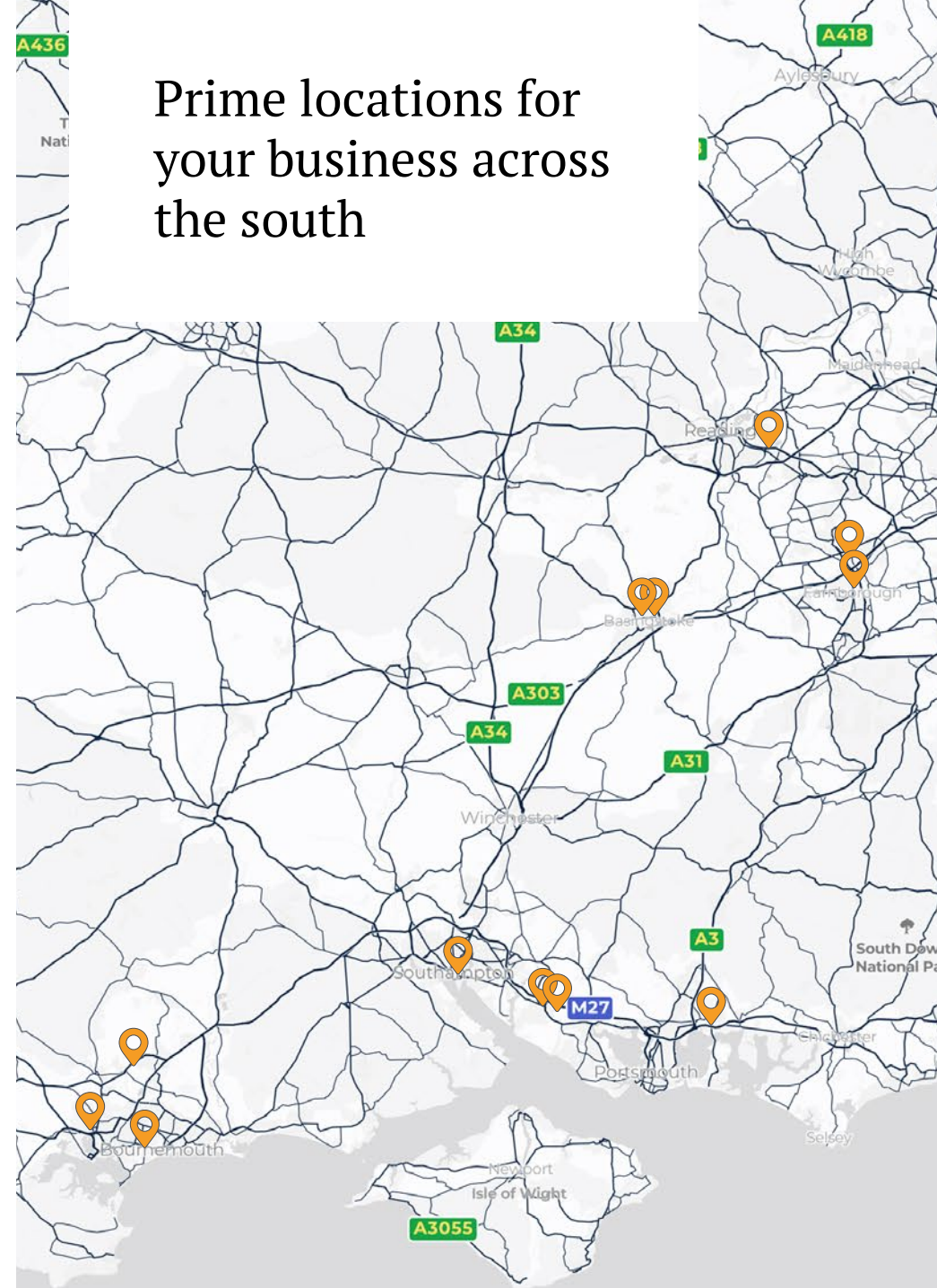


**Berkshire Place** - Reading



**Threefield House** - Southampton

# Prime locations for your business across the south







# Make Coming to Work a Pleasure

## Victoria House

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