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## OREGA CREATES A BUZZ WITH THE BEEHIVE

Expanding serviced office provider Orega has struck a deal with the Bland Group to lease the entire 22,000 sq ft Beehive office building next to Gatwick Airport in Crawley, West Sussex, for a new business centre.

The iconic art deco building, which was the original airport terminal, has been taken by Orega on a new 10-year joint venture management agreement with the Bland Group based on a rental of £20 per sq ft. It will now market The Beehive as high-class serviced office space ahead of the business centre's opening in April this year.

The Beehive was vacated in August last year after former occupier GB Airways was sold to easyJet. The Bland Group, which had owned GB Airways, bought The Beehive from BAA in 2001.

Dating from 1936, The Beehive was the world's first circular airport passenger terminal and is grade II\* listed. It took five months to gain planning consent to convert the building into serviced office space and the Bland Group has invested £1.2m in a complete refurbishment.

The two-storey building on Beehive Ring Road now offers flexible, modern offices with leading-edge IT and telecoms technology, contemporary interior styling, fully equipped conference and meeting rooms, and 128 parking spaces. It also features a dynamic interior and exterior lighting system which changes the colour of the building throughout the day and evening.

Within the business centre, Orega can provide a full range of services, from couriers and proof-reading to hotel reservations and language translation.

Paul Finch, joint MD of Orega, says: "This exceptional landmark building perfectly fits with our philosophy of providing an exciting and innovative working environment, and our involvement with The Beehive will allow a number of businesses to share in the use of this incredible historic site, which is perfectly located at the heart of Gatwick's commercial office centre in City Place."

Iain May, CEO of the Bland Group, adds: "Our joint venture with Orega enables us to provide some of the best shared serviced offices in the south east of England. We selected Orega to operate The Beehive as we were impressed with the quality of their offices, their management style and their business philosophy, and we wanted to be part of their growing success in creating distinctive and well-managed business centres."

Orega was set up by Paul Finch and fellow MD Zach Douglas in 2000, and has recently accelerated its opening programme to take advantage of the current market and the growing requirement for quality flexible office space. It plans to double in size in the next 12 months from five to 10 sites in carefully selected UK locations, placing over 250,000 sq ft of prime offices under its management.

Orega has entered into a joint venture management agreement on all of its existing business centres at Chertsey, Staines, Slough and Wandsworth. Its formula is highly regarded within the industry and enables Orega to share equitably with its joint venture partner the profit and risk of operating and occupying the office space.