



**Lambert
Smith
Hampton**

023 8033 0041
www.lsh.co.uk

To Let

Office

Flexible Grade A office space

Arena Business Centres, Threefield House, Threefield Lane,
Southampton SO14 3LP

On the instructions of



arena

Space for you to perform



- 168 - 2,530 Sq Ft (15.61 - 235.04 Sq M)
- Dedicated on-site centre management teams
- Spacious meeting room facilities
- Within walking distance of the city centre



Lambert Smith Hampton

3rd Floor, Enterprise House, Ocean Way, Southampton SO14 3XB T +44 (0)23 8033 0041

Arena Business Centres, Threefield House, Threefield Lane, Southampton SO14 3LP

Location



Located in the heart of Southampton, Threefield House benefits from a wealth of local facilities for residents to enjoy.

The premises are easily accessible by road and public transport. Motorway access is via Junctions 7 or 8 of the M27 and the centre can also be accessed via the A3025 Portsmouth Road and the Itchen Bridge.

Southampton Central train station is within a 20 minute walk, offering fast trains to London Waterloo, Portsmouth and Bournemouth. Southampton International Airport is within a 20 minute drive of the centre.

Description

Threefield House delivers a stunning working environment in an excellent city centre location. An impressive and spacious reception area leads to three floors of Grade A office accommodation, with workspaces to cater for businesses of varying sizes.

An on-site meeting room can be booked by the hour or for longer sessions and provides the perfect location for presentations, client meetings or interviews. Meanwhile, the business lounge offers an ideal space for breaks from the office and informal meetings.

- Flexible lease terms on Grade A office space
- Office accommodation arranged over three floors
- Dedicated on-site management team
- Advanced IT and telephony systems
- Additional meeting room facilities
- 'Business Lounge' break out space
- Modern kitchen facilities on each floor
- Walking distance from Southampton city centre

Accommodation

The following suites are currently available:

Accommodation	Sq Ft	Sq M
Ground Floor Office (including kitchen)	2,530	235.04
Suite F14	357	33.17
Suite F23	222	20.62
Suite F27	168	15.61

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

Prospective tenants are advised to make their own enquiries to Southampton City Council's Business Services department on 023 8083 3002.

Rent

The available suites are offered on flexible lease terms at the following monthly costs:

Ground Floor Office - £6,325
Suite F14 - 1,190
Suite F23 - £740
Suite F27 - £560

EPC

The Energy Performance Asset Rating for the premises is E - 125.

Viewing and Further Information

Viewing strictly by prior appointment with the agent:

Oliver Hockley
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