

TO LET

High Quality Ground Floor Offices

2,263 sq ft (210.23 sq m)

Available in Suites of 1,027 sq ft (95.4 sq m)

& 1,236 sq ft (114.9 sq m)



Arena Centre

Threefield House

19 Threefield Lane

Southampton

SO14 3QB

LOCATION

Threefield House is conveniently situated within easy walking distance of fashionable restaurants within the Oxford Street area as well as being close to the Ocean Village complex. The principal shopping area of Above Bar is also close by. Hotels including the new Harbour Hotel in Ocean Village is also close by.

DESCRIPTION

An open ground floor suite available as a whole or will be split into two suites.

AMENITIES

- Fully raised access floors
- High quality communal reception
- Good parking ratio
- Modern lighting
- Kitchen point
- Full support services available if required
- Air conditioned offices



EPC

The properties have Energy Performance Ratings as follows – available on request

TERMS & RENTAL

Available on easy flexible occupational terms or longer standard full repairing and insuring lease terms.

VAT

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

RATES

Rateable value on application

Source: www.voa.gov.uk

Any intending lessee must satisfy themselves as to the accuracy of this information.

LEGAL COSTS

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

VIEWING

Arena Centres have a dedicated marketing team so London Clancy will provide them with your contact details or London Clancy can arrange the viewing.

David Heda

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FLOOR AREAS (Net Internal Area)

Whole Suite 2,263 sq ft (210.23 sq m)

Available in suites of:

Option 1 - 1,027 sq ft (95.4 sq m)

Option 1 - 1,236 sq ft (114.9 sq m)

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

a) These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

c) We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items. d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. London Clancy will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by London Clancy does not guarantee acceptance by the landlord.