

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
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## MODERN OFFICES – VARIOUS SIZES OFFERING FLEXIBLE TERMS IN CENTRAL SOUTHAMPTON



### ARENA BUSINESS CENTRE

THREEFIELD WAY, SOUTHAMPTON, SO14 3LP

Various sizes – easy in, easy out terms

## LOCATION

This modern and imposing property is located close to Oxford Street and Ocean Village with all its Bars and Restaurants, plus the expected yachting and maritime facilities associated with this favoured part of town.

Close by is the hugely successful West Quay Shopping Centre on Above Bar Street, with its wide ranging choice of shops and restaurants, all served with excellent parking facilities.

The mainline railway station is within a further 10 minutes walking distance providing excellent travel times to London Waterloo and to the West Country.

Access to the M27 (junction 3) via Mountbatten Way (triple carriageway) is within ten minutes driving distance, allowing all parts of the Solent Region to be reached swiftly, and further afield via the M3 and the national motorway network.

Southampton Airport (Eastleigh Parkway / station) is located at junction 5 of the M27 motorway.

## DESCRIPTION

Approached via a spacious and airy reception hall, all suites are available for early occupation. Facilities are second to none, the space being supplied with all expected modern amenities such as air conditioning, the latest Category V lighting, carpeting with toilets and break out rooms on every floor.

Pricing will depend on the number of desks required and the length of tenancy. This can vary from 3 to 49 desks. The following suites are available:

Threefield	£ Per month	Desks	Available
F5	£775	6	Now
F16	£1,525	12	Now
S12	£1,750	14	Now
GF 5	£1,458	10	Now
GF 8	£583	3	Now
GF 9	£729	5	Now
GF 12	£1,196	8	Now
F24+26	£1,413	11	Now
F25	£2,042	14	Now
F9	£1,167	6	Now
S15	£667	4	Now
F27	£490	3	Now
S1 - S9	£12,113	90	01/04/2021

These figures include heating, lighting, cleaning of both the suites and common areas, Commercial Rates, insurance contributions, and 24 hour on-site security, 365 days per year!

There are no legal costs to worry about, and you can terminate an agreement on receipt of two months prior written notice.

## EPC

An Energy Performance Certificate has been requested and will be provided.

## VIEWING

Strictly by prior appointment with the Agents, James Scott of Newton Scott, tel: 023 8033 7033.



CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES  
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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