

PROPERTY PARTICULARS

TO LET

Modern Serviced Office Suites

300 - 5,000 sq ft (27.87 - 464.5 sq m)

High Quality Office Suites

Good Car Parking

Flexible Terms

City Centre Location



**Threefield House,
Threefield Lane,
Southampton, SO14 3LP**

Harbour Lights, Maritime Walk, Ocean Village,
Southampton, SO14 3TL

www.keygrove.com

Keygrove is the trading name of Keygrove Commercial Limited

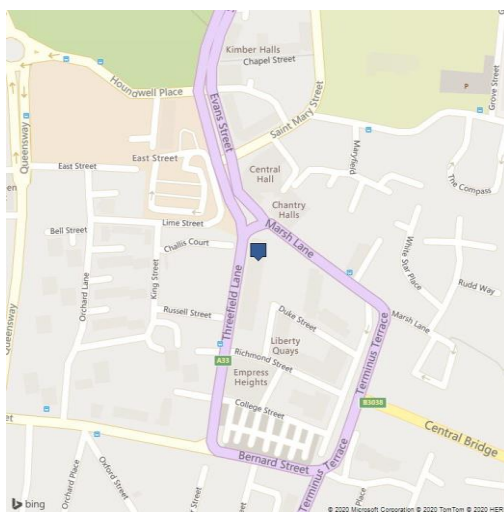
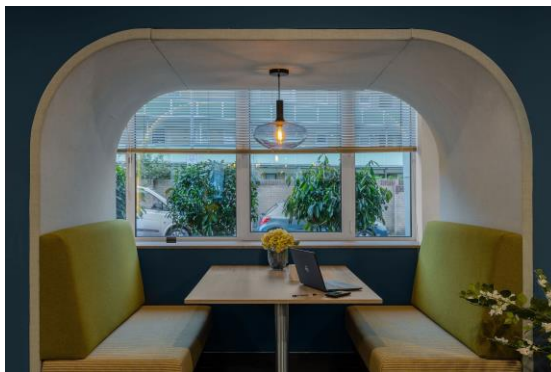
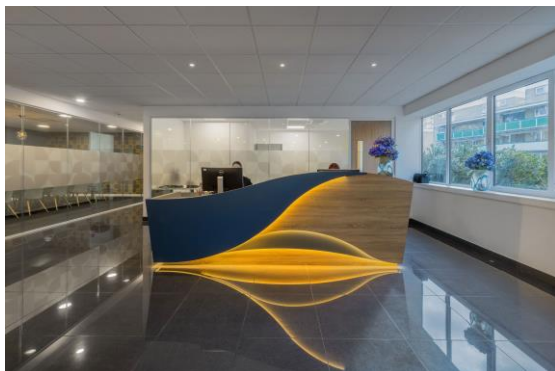
Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



LOCATION	Located on the main arterial route around Southampton City Centre, a short walk from Southampton's bustling Oxford Street with its bars and restaurants. Ocean Village and West Quay Shopping Centre are both within approximately 0.6 miles.		
DESCRIPTION	A variety of fully serviced office suites with an impressive and spacious reception area leading to three floors of airy, modern accommodation. Various sized suites of 300, 500 and 700 sq ft are available on flexible terms as well as a larger office of 5,000 sq ft. There is good parking allocation on site.		
ACCOMMODATION	Approximate net internal floor areas	300 sq ft	27.87 sq m
		500 sq ft	46.45 sq m
		700 sq ft	65.03 sq m
	Total	300 - 5,000 sq ft	27.87 - 464.5 sq m
TERMS	The suites are available on new licences.		
RENT	£775.00 - £12,000.00 per month		
SERVICE CHARGE	The service charge is included in the licence fee.		
RATES	Rateable Value of the property varies depending on suite. We recommend that prospective tenants verify this with the Valuation Office.		
EPC	EPC rating E125. The EPC is available on request.		
LEGAL COSTS	Parties to pay their own legal costs.		
VAT	VAT will be payable.		

Threefield House, Threefield Lane, Southampton, Hampshire, SO14 3LP



VIEWING

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

Lauren Udall

023 8083 5964

lu@keygrove.com

Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at www.leasingbusinesspremises.co.uk.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966

Date: 3-Dec-20 File Ref:

Subject to Contract

Regulated by RICS

