

ARENA OFFICES

Threefield House

Threefield Lane,
Southampton, SO14 3LP

64 Private Offices, 3 to 50+ desks



Welcome to Threefield House

"I cannot speak highly enough of the staff at Arena - They have gone above and beyond - ensuring our clients are met with a friendly and professional approach. The atmosphere is always warm & inviting - Makes a real difference to us as a company & our clients. Thank you!"

Hannah Stevens, Quality Freight



The Specification

- | | |
|--|--|
|  24/7 Access & Security |  Showers |
|  Secure Onsite Parking |  Bicycle Storage |
|  Concierge Meet & Greet |  Office Cleaning |
|  Breakout Spaces |  Full Sound-Proofing |
|  Hi-Tech Meeting Rooms |  Individual Climate Control |
|  Business Lounge |  Fresh Air Technology |
|  Kitchen Facilities |  Networking Events |
|  Free Roasted Coffee |  Fast Wi-Fi |

Private office from 3 to 50+ desks

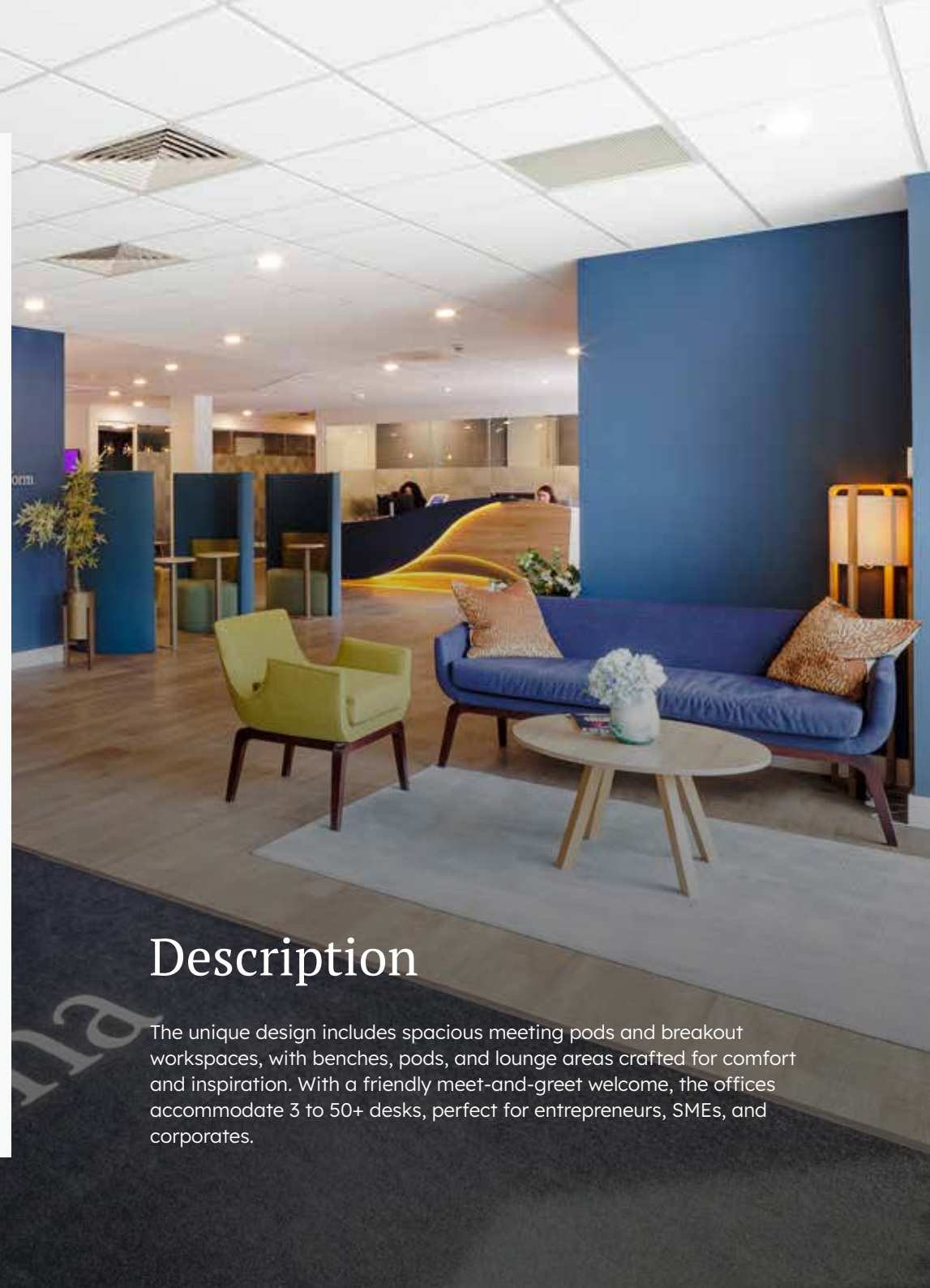
Ground Floor - offices from 124 - 2,649 sq. ft.

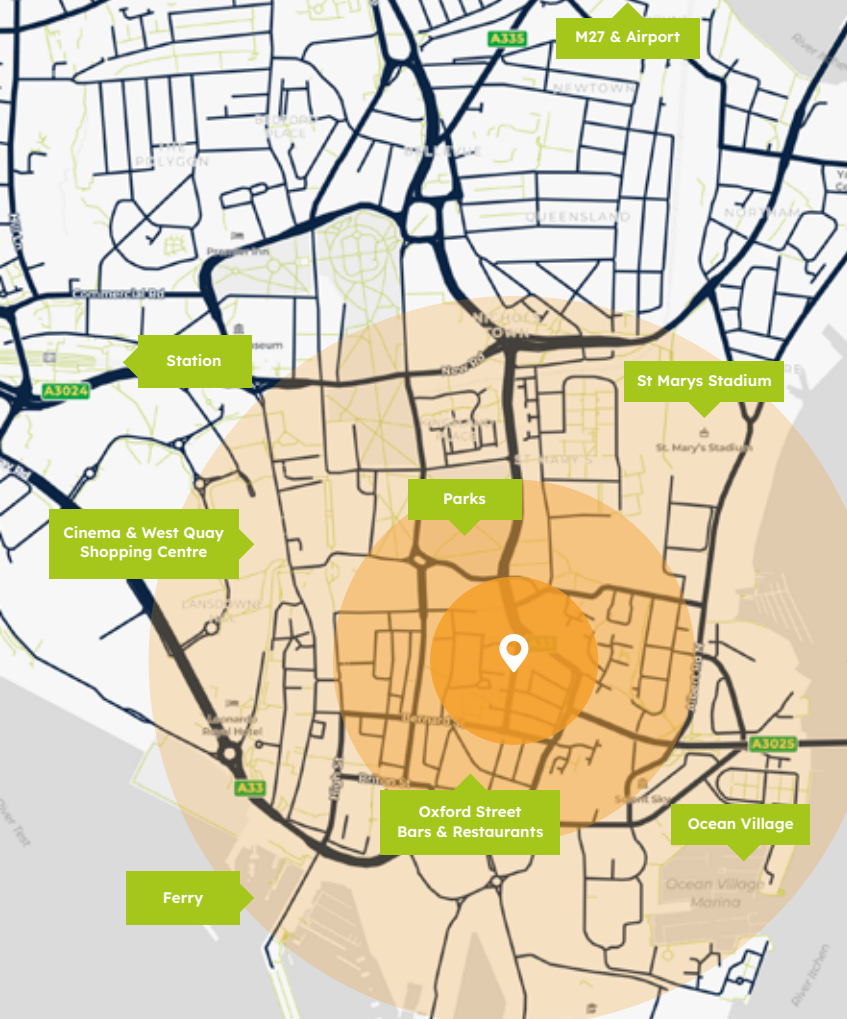
First Floor - offices from 119 - 1,038 sq. ft.

Second Floor - offices from 144 - 2,441 sq. ft.

Description

The unique design includes spacious meeting pods and breakout workspaces, with benches, pods, and lounge areas crafted for comfort and inspiration. With a friendly meet-and-greet welcome, the offices accommodate 3 to 50+ desks, perfect for entrepreneurs, SMEs, and corporates.





Ideal Location

Located close to cosmopolitan Oxford Street, this business centre benefits from an excellent city centre location. This centre is located within a 20 minute walk from Southampton Central train station with frequent, direct services to London Waterloo. The centre is within a 20 minute drive from Southampton airport and in close proximity to the A33 and M27, providing great access for a simple commute.



Rail: Southampton Central (1 Mile)



Road: M27 (4 Miles)



Air: Southampton (4 Miles)

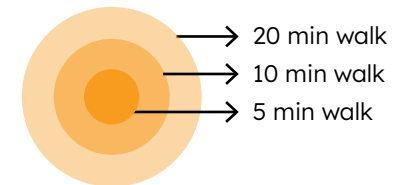
Rail journey times:

Southampton to Winchester: **17 mins**

Southampton to Bournemouth: **30 mins**

Southampton to Basingstoke: **34 mins**

Southampton to London Waterloo: **1hr 20 mins**



Choose your Workspace

Whether you're a growing startup, SME, or established corporate, Arena offers fully serviced, flexible workspaces to suit your business. One simple monthly cost covers everything — from utilities, cleaning, security, and maintenance to a 5-star concierge reception — so you can stay focused on what matters.



3-9 Desks

For growing teams

Ideal for startups, small businesses, and satellite teams. A private, fully serviced office with the flexibility to scale as you grow. Includes access to communal meeting rooms, breakout areas, and business lounges — plus unlimited coffee and tea, all included.



10-29 Desks

Flexibility to scale as needed

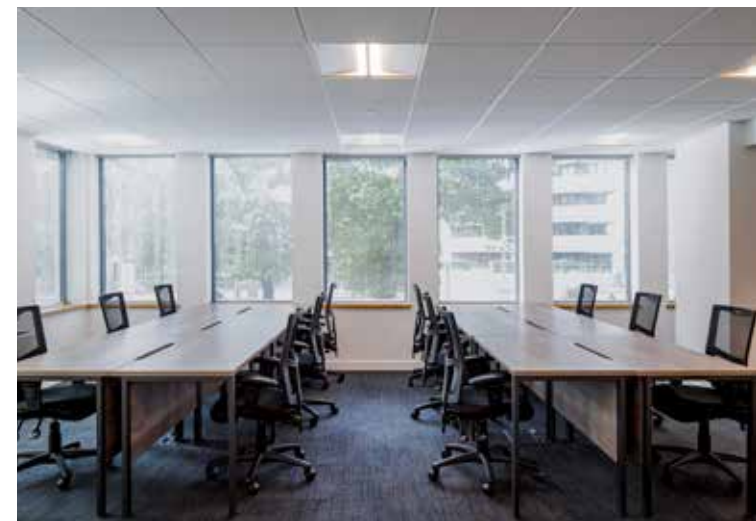
Perfect for scale-ups, regional teams, or project offices. Expand or reduce your space as needed, only paying for what you use. Our in-house design team can tailor and brand your space for collaboration, focus, or creativity. A perfect balance of private workspace with access to vibrant communal areas and a dynamic business community.



30+ Desks

Customised Managed Offices - flexible and hassle-free

For larger teams, corporate branches, or regional HQs, benefit from a fully customised private space without the constraints of a lease. Whether you need a self-contained suite or a full floor, we'll configure your layout, internal meeting rooms, and branding - all managed by us, end to end.



Meet & Greet



Breakout Spaces



Meeting Rooms



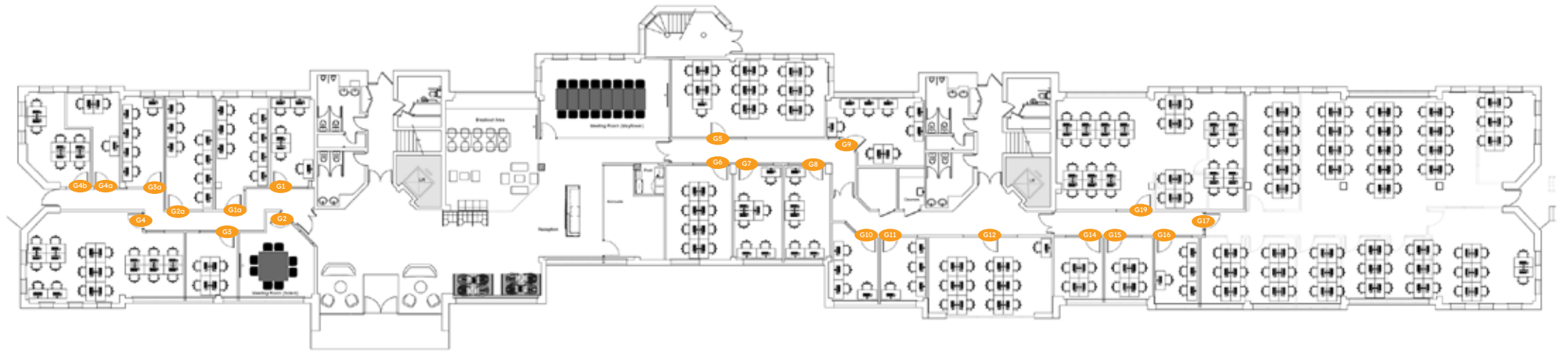
Business Lounge



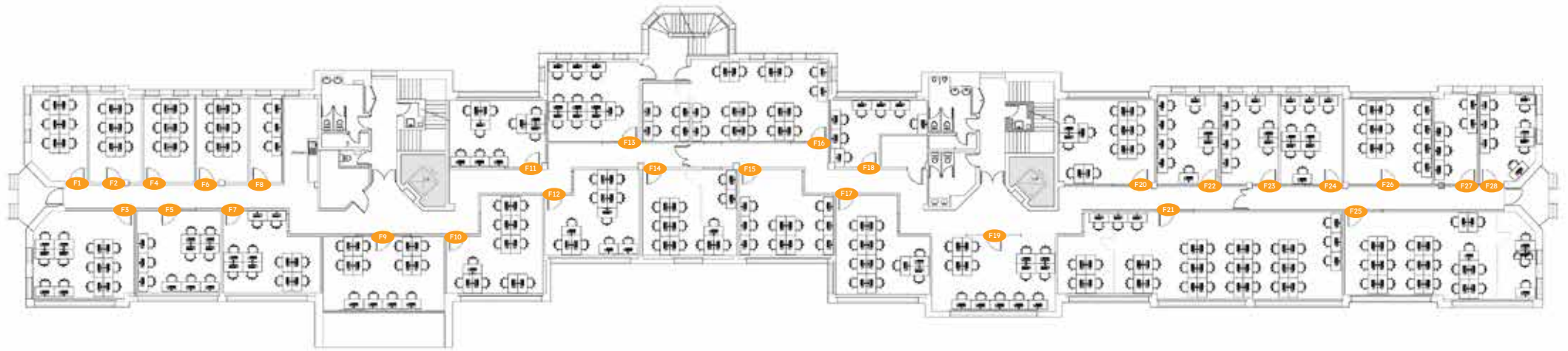
What else is included?

	Tenure	Arena Serviced	Leased Office
Premises & Property	Building insurance and legal fees covered	✓	✗
	All internal and external building maintenance	✓	✗
	Regular office decoration and upkeep	✓	✗
	No dilapidation charges	✓	✗
	No stamp duty (typically 1% on 5-year leases)	✓	✗
	Service charges included	✓	✗
	Landscaped grounds fully maintained	✓	✗
Parking	On-site parking spaces available	✓	✗
	Secure car park access and monitoring	✓	✗
Security Access & Compliance	Secure door entry systems	✓	✗
	CCTV installation, monitoring & admin	✓	✗
	Fire alarm, emergency lighting & extinguisher servicing	✓	✗
	Health & safety compliance and risk assessments	✓	✗
	Full accessibility (DDA compliant)	✓	✗
Cleaning & Hygiene	Office & communal area cleaning and waste disposal	✓	✗
	Window cleaning included	✓	✗
	Toilet facilities fully stocked, cleaned, and maintained	✓	✗
	Kitchen & coffee stations cleaned & maintained	✓	✗
Utilities & Connectivity	Electricity, gas, water, waste services included	✓	✗
	Fast business-grade Wi-Fi and internet infrastructure	✓	✗
Workplace Comfort & Fit-Out	Heating and air conditioning	✓	✗
	Fully furnished offices	✓	✗
	Acoustic soundproofing	✓	✗
	Office design and partitioning included	✓	✗
Community & Amenities	Professional reception with on-site concierge team	✓	✗
	Access to breakout spaces and informal areas	✓	✗
	Meeting rooms and business lounge areas	✓	✗
	Community events, socials and lunch & learn talks	✓	✗
	Kitchen facilities with equipment & fresh milk daily	✓	✗
	Complimentary unlimited tea & coffee	✓	✗

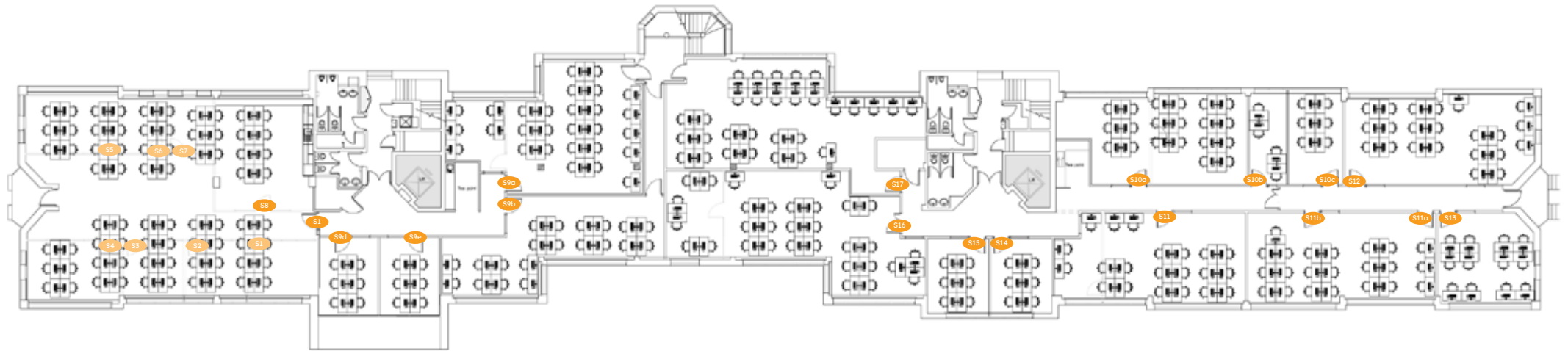




Ground Floor



First Floor



Second Floor



Our Story

Since 2003, Arena Offices has been creating inspiring workspaces that help businesses thrive. From our first centre near Bournemouth to a growing portfolio of 12 premium locations across the South of England, our mission has remained the same: to make coming to work a pleasure.

As a privately owned company, we take a long-term view; building strong client relationships, maintaining our own buildings, and continually investing in quality, service, and sustainability. Our ethos is shaped around three pillars that define the Arena experience:

Inspiring Workspaces

Every Arena centre is thoughtfully designed to support productivity, creativity, and wellbeing. From stylish breakout areas to fully furnished private offices and high-spec meeting rooms, each space is tailored to meet the needs of modern business with flexibility, comfort, and quality built in.

5-Star Concierge

Our on-site reception teams offer a five-star service that takes care of the day-to-day. From welcoming guests to managing calls and bookings, we handle the details so our clients can focus on what matters most.

Vibrant Community

Arena spaces bring businesses together. Through shared lounges, networking events, and an open, welcoming atmosphere, we foster a sense of community that makes every day more connected and enjoyable.





Grosvenor House - Basingstoke



The Square - Basingstoke



Victoria House - Bournemouth



Riverside Way - Camberley



Lancaster Court - Fareham



Number 25 - Fareham



Abbey House - Farnborough



Nimrod Way - Ferndown



Langstone Gate - Havant



Holyrood Close - Poole

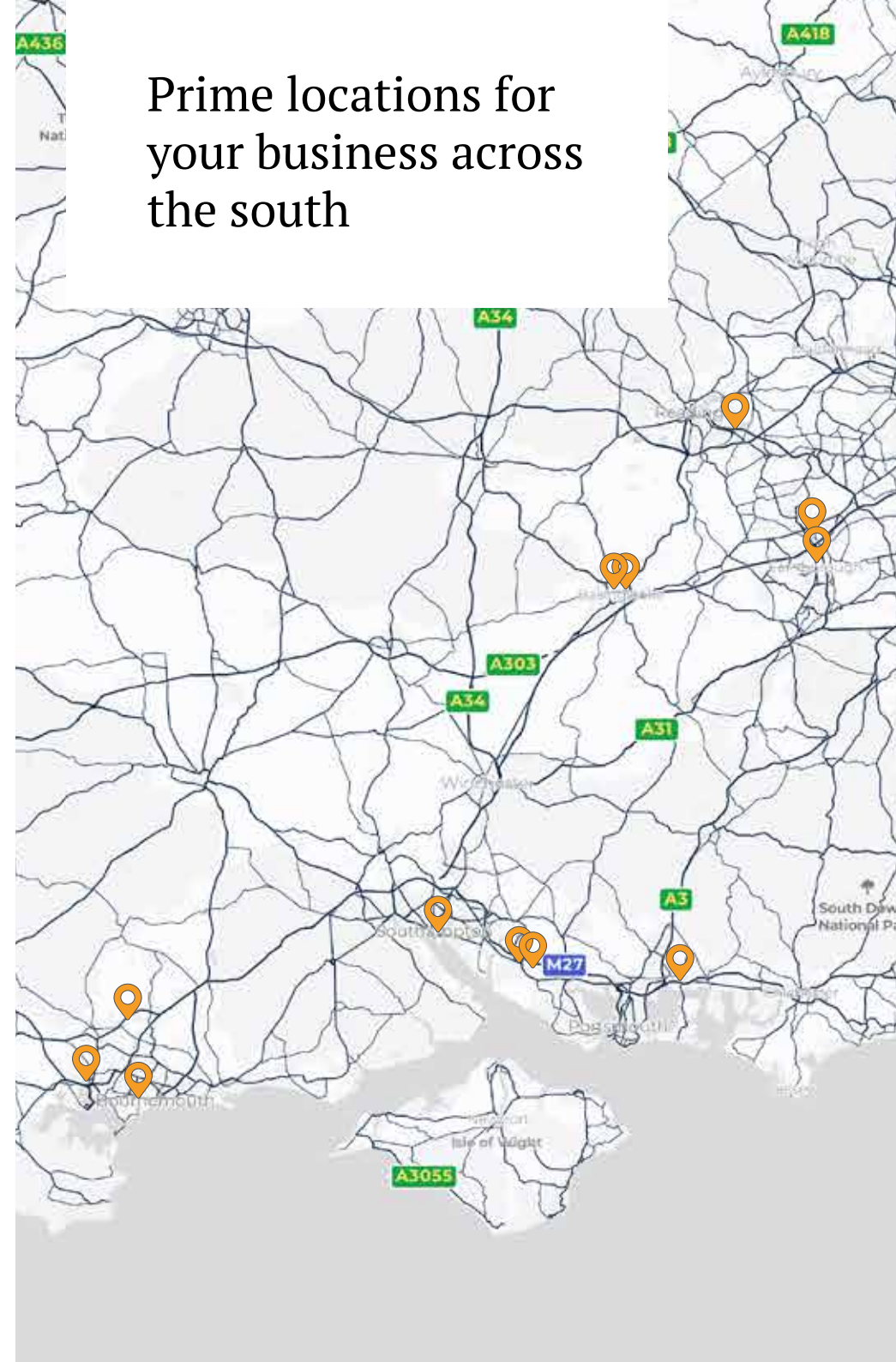


Berkshire Place - Reading



Threefield House - Southampton

Prime locations for your business across the south







Make Coming to Work a Pleasure

Threelfield House

Threelfield Lane, Southampton, SO14 3LP

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