



FLEXIBLE LEASE AVAILABLE

# CUMBERLAND HOUSE, 15-17 CUMBERLAND PLACE, SOUTHAMPTON, SO15 2BG

OFFICE TO LET

3,000 TO 6,427 SQ FT (278.71 TO 597.09 SQ M)



# Summary

## FITTED OFFICE AVAILABLE - UP TO 6,427 SQ FT

<b>Available Size</b>	3,000 to 6,427 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	To be confirmed
<b>Service Charge</b>	Inclusive rent (excluding Utility Costs)
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (67)

- Central location
- Views over West Park
- Modern open plan office space
- Fitted condition with meeting rooms
- Shower facility
- Kitchen & break out space
- 3 parking spaces
- 10 minute walk from Central Southampton Train Station
- Reception and concierge service
- Lifts



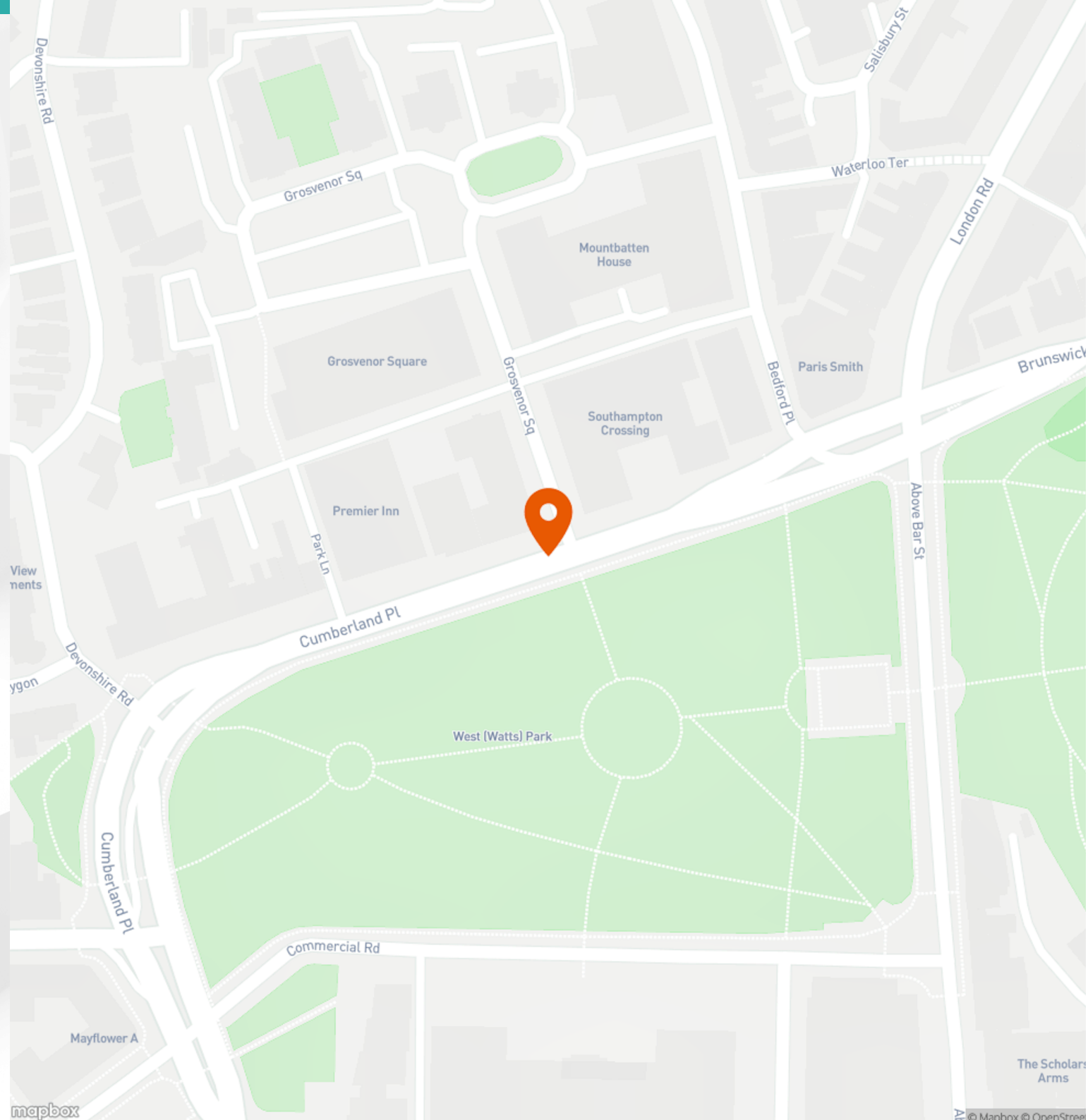
# Location



**Cumberland House 15-17  
Cumberland Place,  
Southampton, SO15 2BG**

Cumberland House is situated on the corner of Cumberland Place and Grosvenor Square. Cumberland Place forms part of a main arterial route through the city centre and is an established office location.

Southampton's main shopping area, Above Bar and West Quay shopping centre, are both located 0.6 miles to the south. Immediately to the north of subject property is a multi-storey car park with access from Grosvenor Square whilst additional on-street metered car parking is available in the surrounding area.





# Further Details

## Description

Modern open plan fitted office space.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - Office	6,427	597.09	Available
<b>Total</b>	<b>6,427</b>	<b>597.09</b>	

## Viewings

Strictly by appointment through the sole agents.

## Terms

A new lease is available for a 12 month term, on an inclusive rent basis. Lettings of up to 6,427 sq ft available.

## Anti Money-Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.







## Enquiries & Viewings



**Oliver Hockley**

ohockley@vailwilliams.com

07557 504952



**Nik Cox**

ncox@vailwilliams.com

07870 557410



**Vail  
Williams**

View on our website