



PENDOWER HOUSE, SOUTHSEA, PO5 1DS

OFFICE TO LET / FOR SALE

3,031 SQ FT (281.59 SQ M)



Summary

Refurbished offices - TO LET

Available Size	3,031 sq ft
Rent	£50,000 per annum exclusive of any other outgoings
Price	Offers in excess of £500,000
EPC Rating	B (50)

- Fully refurbished
- 12 Parking spaces
- City Centre location
- Kitchenettes to each floor
- Combination of open plan and cellular offices
- LED lighting throughout



Location



**Pendower House,
Cumberland Business Centre,
Southsea, PO5 1DS**

Cumberland Business Centre is situated a short walk from Fratton Railway Station which is linked into the regional rail network that provides regular services to London Waterloo. The property is adjacent to the A2047 which links into M275 via the M27. The M27 and A27 is approximately 1 mile to the north and accessed via Winston Churchill Avenue.





Further Details

Description

Pendower House is a prominent detached two storey office building with a combination of open plan and cellular offices.

The property benefits from the following specification:

- LED lighting
- 12 Parking spaces
- Fully fitted alarm & access system
- CCTV system
- Kitchenette/breakout area
- Air conditioning cassettes to certain offices

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,518	141.03	Available
1st	1,512	140.47	Available
Total	3,030	281.50	

AML

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.

Legal costs

Each party to be responsible for their own legal costs.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively the long-leasehold interest with approximately 91 years remaining is available to purchase. Price on application.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.





Enquiries & Viewings



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657 826



Russell Mogridge

rmogridge@vailwilliams.com

07815 737175

02392203200



**Vail
Williams**

[View on our website](#)