

QUALIFIES FOR SBR RELIEF*



**Unit F4 Cumberland Business Centre, Northumberland Road,
Southsea, PO5 1DS**
Central Offices with Parking

Summary

Tenure	To Let
Available Size	339 to 683 sq ft / 31.49 to 63.45 sq m
Rent	£9,000 per annum
Service Charge	£471.12 per annum
Rateable Value	£9,200
EPC Rating	C (69)

Key Points

- Open Plan
- Allocated Parking (x4)
- Excellent Motorway Access
- Property Can Be Split
- Close To Train Station

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Unit F4 Cumberland Business Centre, Northumberland Road, Southsea, PO5 1DS

Description

Unit F5 is a modern open plan self-contained office which can be accessed at ground floor level. The ground and first floor are interlinked and can be subdivided if required, with associated costs split. Both the ground and first floor have a kitchenette and w/c with hand basin.

There is allocated parking on site of 4 spaces.

Location

Cumberland Business Centre is located close to the city centre of Portsmouth. The M275, which links the M27 and A27 is approximately 1 mile to the north and accessed via Winston Churchill Avenue.

Cumberland Business Centre is situated a short walk from Fratton Railway Station which is linked into the regional rail network which provides regular services to London Waterloo.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	339	31.49	Available
1st	344	31.96	Available
Total	683	63.45	

Specification

- * Electric & water
- * Concrete flooring, with lino and carpet flooring.
- * Lighting
- * Alarm system
- * Kitchenette on each floor
- * WC & basin on each floor
- * Allocated parking
- * Telephone entry system
- * Electric heaters

Terms

The property is available to let on terms to be agreed for a rent of £9,000 per annum.

The property can be split into ground and first floor spaces, with terms to be agreed.

Business Rates

- Rateable value: £9,200 (www.voa.gov.uk). You are advised to check the rates payable with the local council before making a commitment.

*Small Business Rates Relief of 100% is available for ratepayers occupying a single property with a rateable value up to and including £12,000 from 1 April 2017.

Other Costs

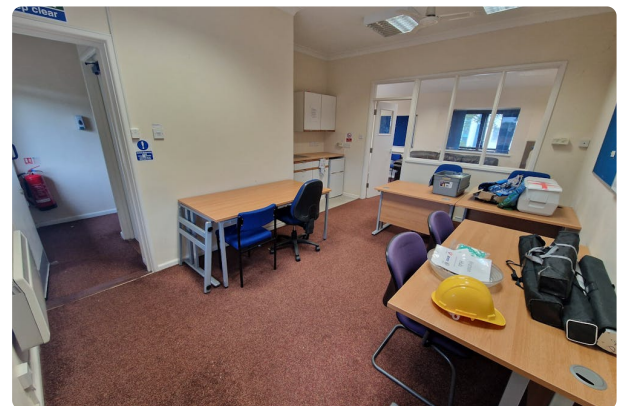
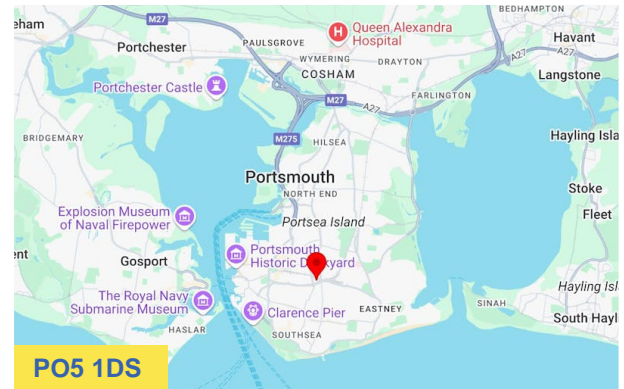
Service charge: £471.12 per annum (can be split if the units are split).

Buildings insurance is £500 per annum.

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.

VAT is not applicable.



Viewing & Further Information

James West

02392 377800 | 07415438230

James@hi-m.co.uk

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