

## GROUND FLOOR OFFICE TO LET (INCENTIVES AVAILABLE)

**UNIT 1  
CUMBERLAND GATE  
SOUTHSEA  
PO5 1AG**



### LOCATION

Cumberland Gate is located close to the city centre of Portsmouth and forms part of the wider Cumberland Business Centre. The M275 which links the **M27 and A27** is approximately 1 mile to the north. Cumberland Gate is situated a **short walk from Fratton Train station** which is linked into the regional rail network which provides regular services to London Waterloo

### ACCOMMODATION

The property comprises a modern ground floor purpose built, open plan office with some separated office space a fitted kitchenette, large disabled friendly unisex toilet and four designated parking bays.

The property has the following approximate areas and dimensions:

	M <sup>2</sup>	Ft <sup>2</sup>
Office	134	1445
<b>Total</b>	<b><u>134</u></b>	<b><u>1445</u></b>
Kitchen		
WC		

### TERMS

The property is available by way of a new full repairing and insuring lease at a commencing rental of £1,000 per calendar month for a term to be agreed and subject to periodic rent reviews. **(alternatively) the long leasehold of the whole is available for sale, for £145,000. VAT is payable**



The Code of Practice for Commercial Leases recommends that parties intending to enter into leases should seek early advice from property professionals or Lawyers. Alternative terms may be requested subject to negotiations

### LEGAL COSTS

The new tenant may be required to contribute to the cost of forming the new lease.

### VIEWING

All arrangements to view must be made by prior appointment with Sole Agents **GARNER WOOD** on **023 9262 9000**.

# GARNER WOOD

**Tel: 023 9262 9000**

## Particulars

- **MODERN CITY CENTRE LOCATION**
- **£1,000 PER MONTH RENT**
- **LONG-LEASEHOLD: £145,000**
- **FOUR DESIGNATED PARKING SPACES**
- **EPC RATING: C (52)**
- **RATEABLE VALUE: £16,000  
SOURCE: VOA (04/2017)**
- **ALL TERMS QUOTED ARE EXCLUSIVE OF VAT (EXCEPT WHERE SPECIFICALLY STATED)**
- **SERVICES PLANT EQUIPMENT AND FIXTURES NOT TESTED**

