



Unit 1, Cumberland Gate
Cumberland Road, Southsea, Hampshire, PO5 1AG

TO LET

Well Located Office Accommodation Total NIA 134 sq m (1,445 sq ft)

Key Features:

- Situated in established office campus location
- Located close to Fratton Station and M275
- Open plan accommodation
- Four parking spaces
- Kitchenette and WC facilities
- Rent £15,000 pax
- New flexible lease terms available





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Location

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. The city benefits from excellent road communications being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

The property is situated in an established business location being in Cumberland Business Centre, Northumberland Road, which is a walking distance from Fratton Train Station and Southsea.

Description

The accommodation comprises of a modern, ground floor, purpose built, mostly open plan, office with some separated office space a fitted kitchenette, male and female toilets and four designated parking bays.

Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground	1,445	134.24
Total	1,445	134.24

EPC

We understand the property has an EPC rating of D (82).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £15,000 per annum exclusive.

The service charge is £2,081.59 per annum.

Business Rates

Rateable Value (2023): £17,250.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

VAT

We understand that the property is elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

1 July 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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www.flude.com



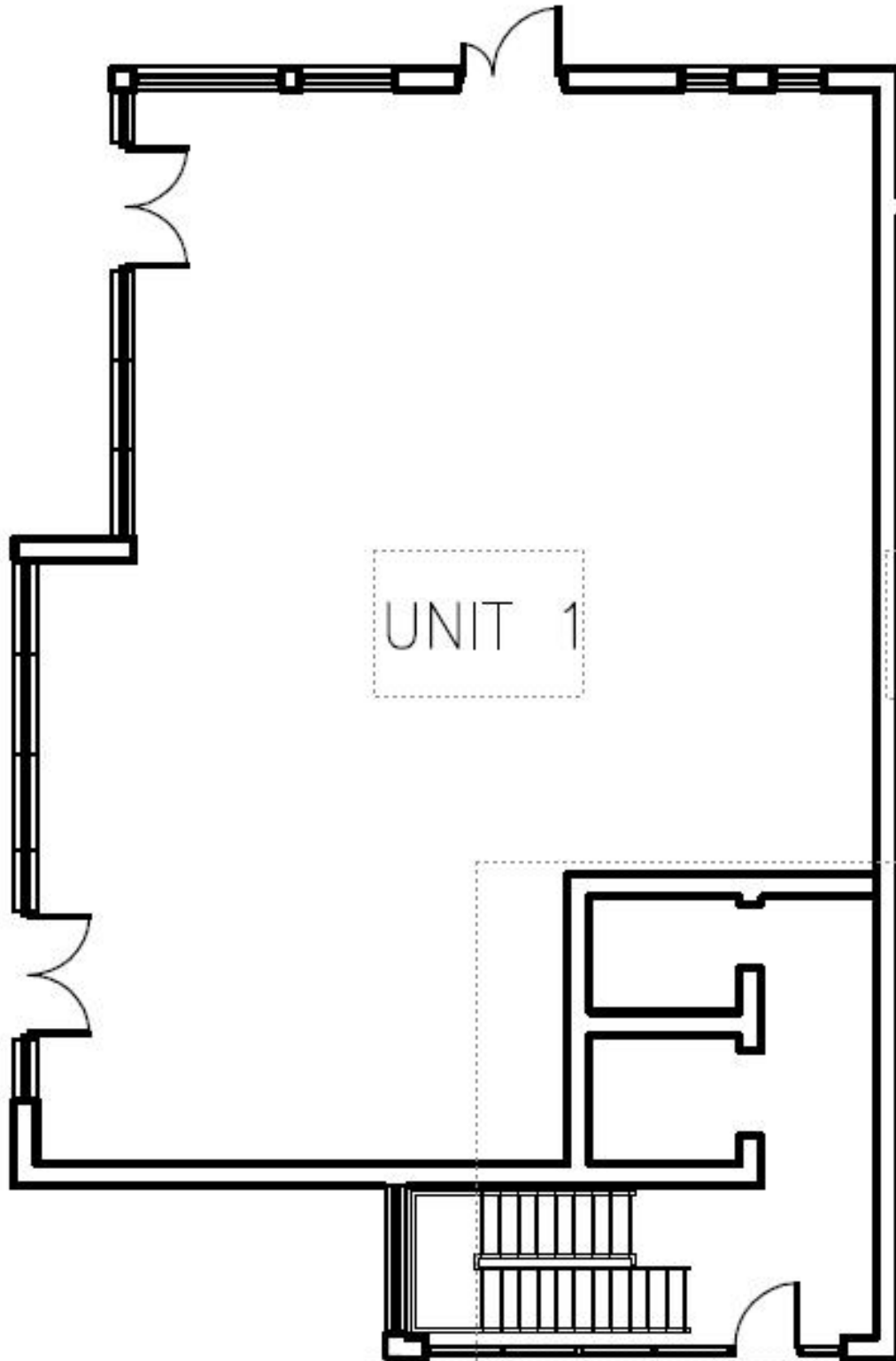
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Floor Plan



For identification purposes only.