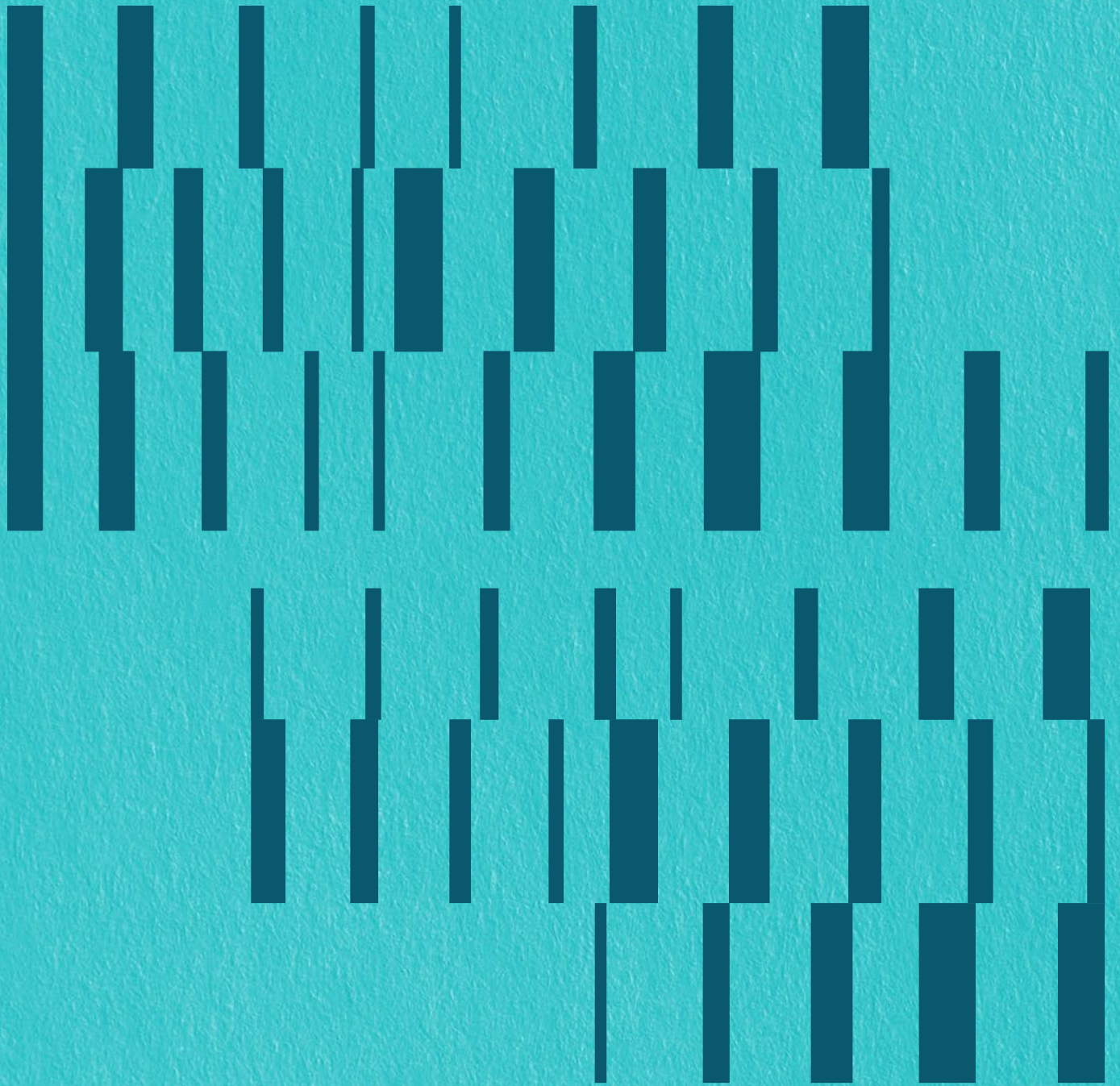


# CUMBERLAND HOUSE



## City Centre Office Suites

3rd Floor Cumberland House  
15-17 Cumberland House, Southampton, SO15 2BG

**1,920 - 4,254 SQ FT**



# FOR ALL YOUR BUSINESS NEEDS

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. The building is conveniently located for all City Centre amenities.



# LOCATION

Prime offices in premier business location overlooking Isaac Watts Park and the Civic Offices. Close to central railway station and amenities in London Road, Bedford Place and Above Bar.

# CONNECTIONS



## RESTAURANTS AND EATERIES

- |                      |                  |                      |
|----------------------|------------------|----------------------|
| 1- Muse Coffee       | 7- Sakura        | 13- KFC              |
| 2- Subway            | 8- Bone Burger   | 14- Sprinkles Gelato |
| 3- Roosters Peri     | 9- Scholars Arms | 15- Papillion        |
| 4- Nest Coffee       | 10- Nandos       | 16- Piccolo Mondo    |
| 5- Starbucks         | 11- Turtle Bay   |                      |
| 6- Diegos Rotisserie | 12- Preez        |                      |

## RETAIL

- 1- Tesco Express
- 2- Nisa Express
- 3- Sainsburys
- 4- Co-Op
- 5- Hai Bao

## LEISURE

- 1- Guildhall
- 2- Southampton Jazz Club
- 3- Mast Mayflower Studios
- 4- Sea City Museum
- 5- Mayflower Theatre
- 6- Mini Golf
- 7- Switch
- 8- Pop World





HORIZON CRUISE  
TERMINAL



CULTURAL  
QUARTER



SOUTHAMPTON  
CENTRAL



6-MINUTE WALK TO  
SOUTHAMPTON CENTRAL

CUMBERLAND HOUSE

LONDON ROAD



M3

4.1  
MILES

M271

M27

A33





## 3RD FLOOR

The floor has been divided to provide two office suites. However, Suite B can be divided further if required. Each suite has raised floors, suspended ceilings, LED lighting and new carpets. Suite A and B benefit from meeting rooms and kitchen facilities. All suites would have access to a shower facility.














# SPECIFICATION


- 


Car Spaces
- 


LED Lighting
- 


Reception Service
- 

Suspended Ceiling
- 

Shower Facilities
- 

Raised Floors
- 

Kitchen/Breakout Area
- 

Heating & Cooling System
- 

Central location within easy walk of train station and city Centre

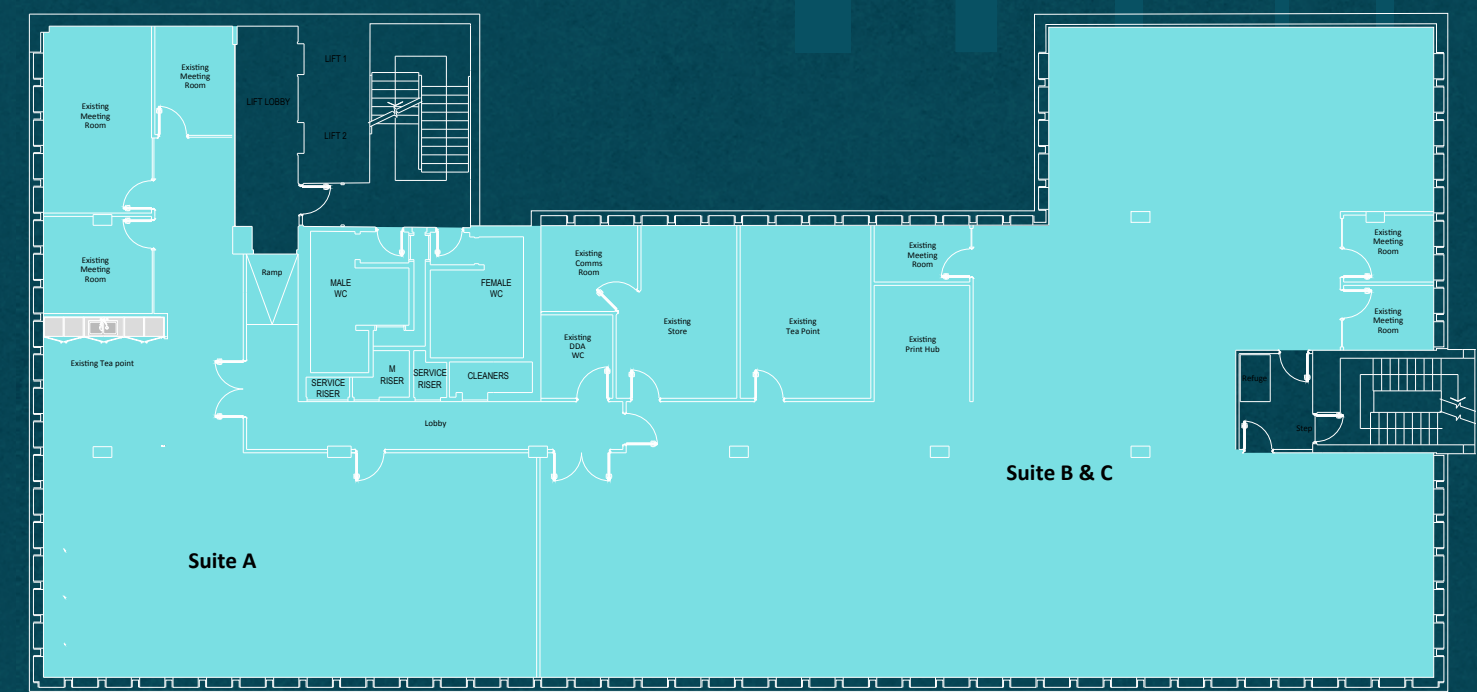
# ACCOMMODATION

SUITE	AREA SQ FT	CAR SPACES	AVAILABILITY
A	1,855	2	UNDER OFFER
B	2,334	3	TO LET
C	1,920	2	TO LET
B + C	4,254	5	TO LET
TOTAL	6,190	7	

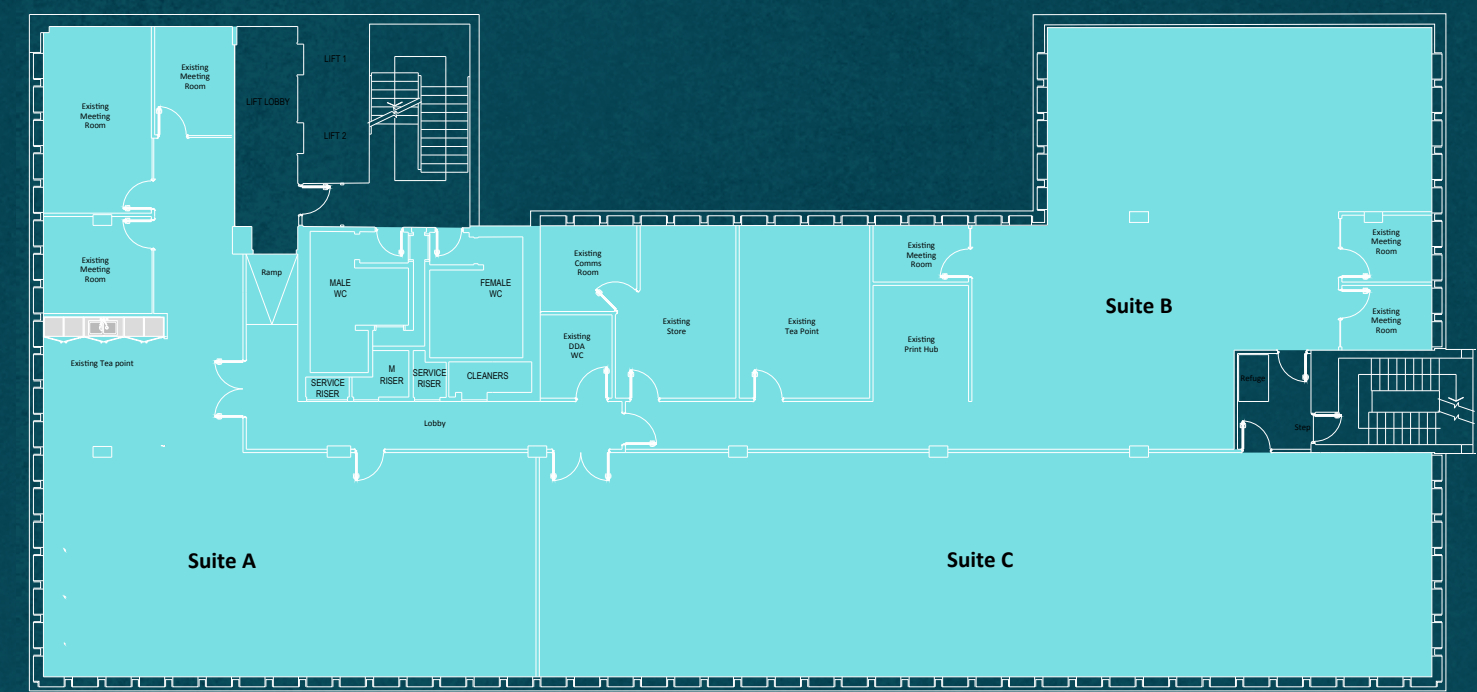
Measured on a net internal area

Suites B and C can be combined to provide 4,254 sq. ft.

# FLOOR PLAN



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN







# FURTHER INFORMATION

## EPC

EPC C – this will be re-assessed on completion of the works.

## VAT

VAT is payable.

## TERMS

Available on a new 5 year lease outside the landlord and tenant act 1954.

## RENT

£21.00 per sq. ft.

## SERVICE CHARGE

A service charge will be payable. Full details on request.

## RATES

Rates will be payable. Potential occupiers are advised to make their own enquires.

## 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.

## CONTACT

Please direct enquiries to the joint agents, details below:



### Nik Cox

[ncox@vailwilliams.com](mailto:ncox@vailwilliams.com)  
07870 557 410

### Alex Gauntlett

[agauntlett@vailwilliams.com](mailto:agauntlett@vailwilliams.com)  
07584 657 826



### Emma Lockey

[Emma.Lockey@cbre.com](mailto:Emma.Lockey@cbre.com)  
07825 357 481

### Oliver Sherriff

[oliver.sherriff@cbre.com](mailto:oliver.sherriff@cbre.com)  
07919 392 004



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