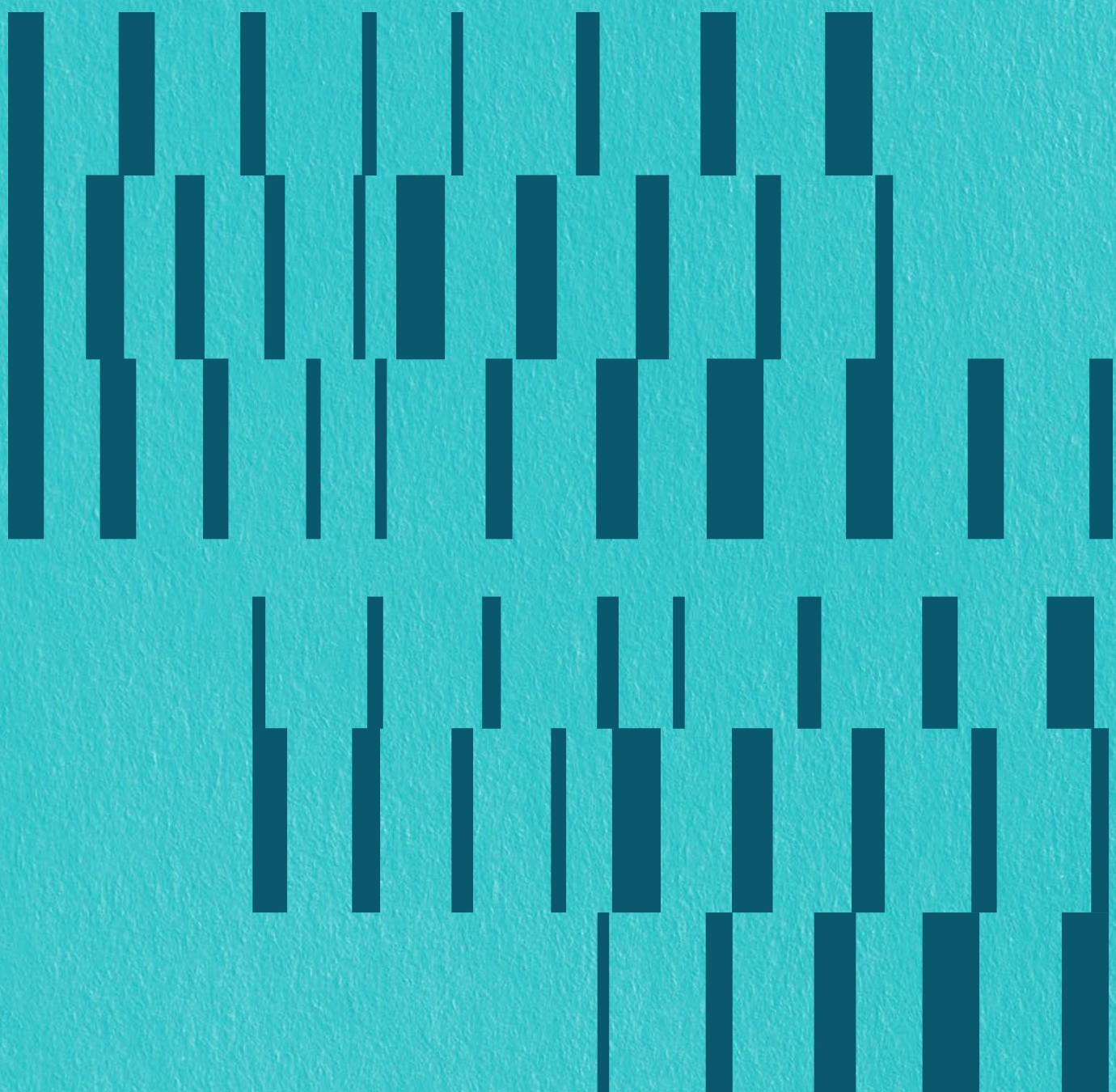


CUMBERLAND HOUSE



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



London Road 3-mins Southampton Central Station 6-mins West Quay Shopping Centre 12-mins Red Funnel Jet Terminal 26-mins Ocean Village 28-mins



Southampton Airport 12-mins Winchester 24-mins Portsmouth 30-mins Basingstoke 40-mins London 118-mins



Southampton Airport 7-mins Winchester 17-mins Portsmouth 42-mins Woking 53-mins London Waterloo 84-mins



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



CUMBERLAND HOUSE

LONDON ROAD



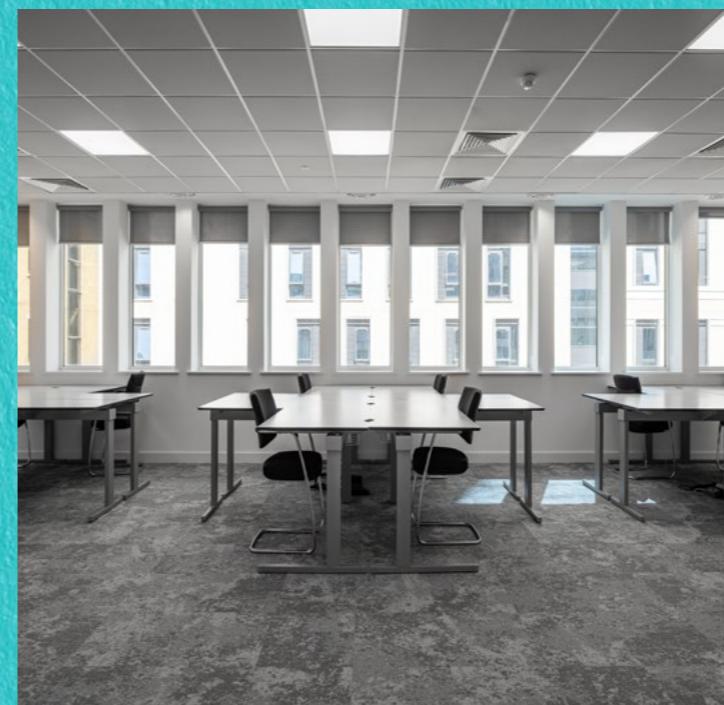
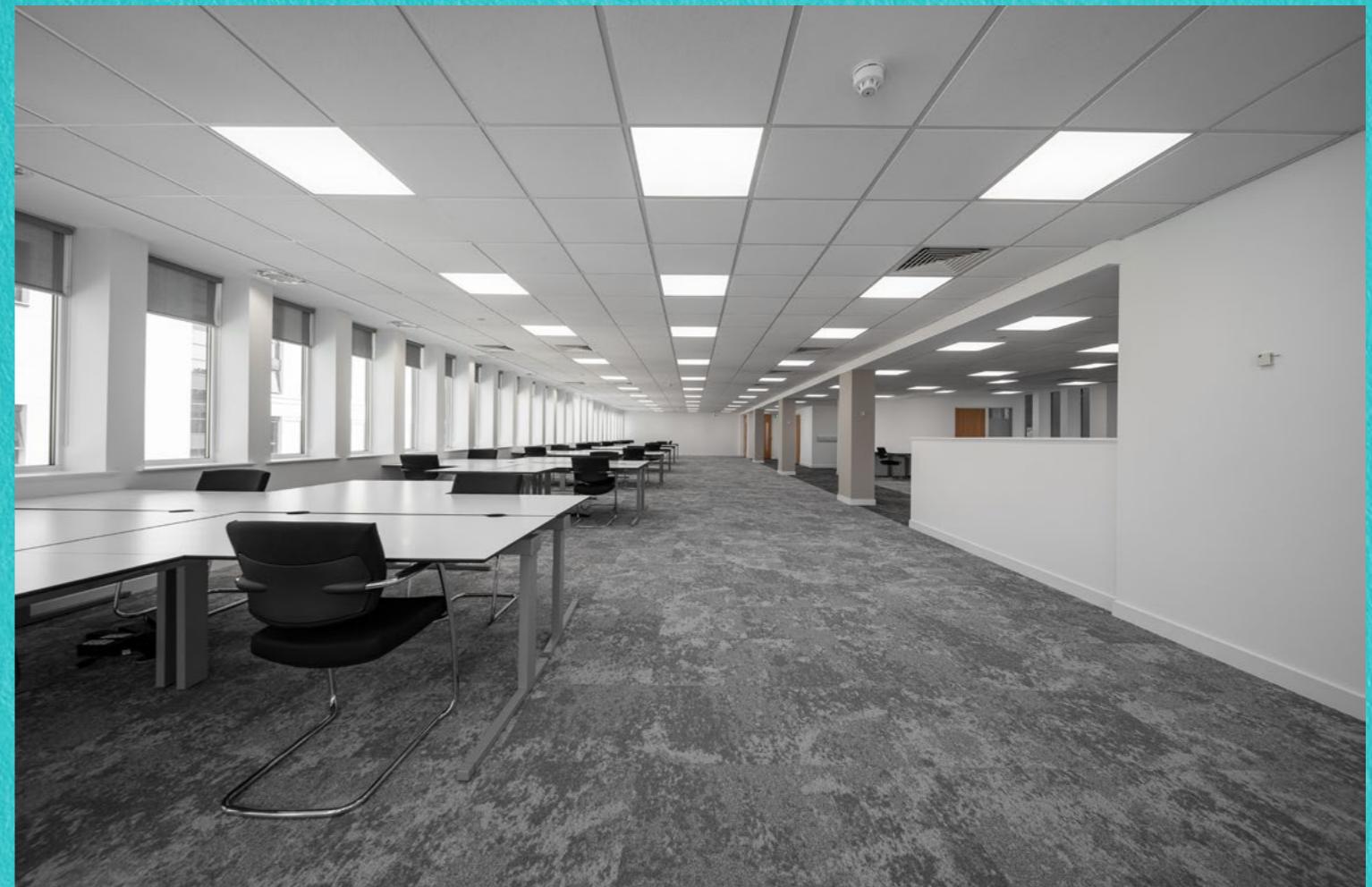
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MILES

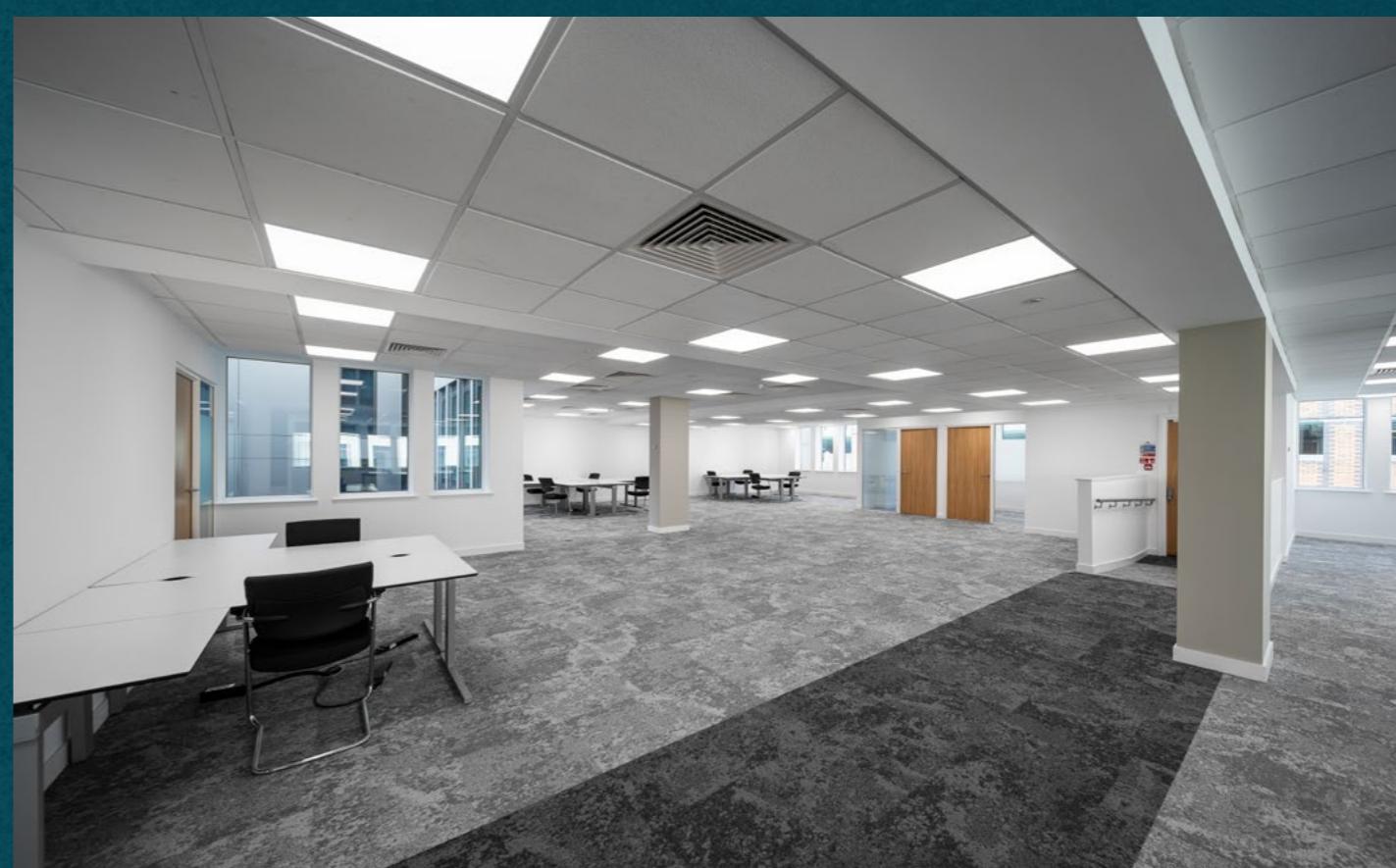




3RD FLOOR

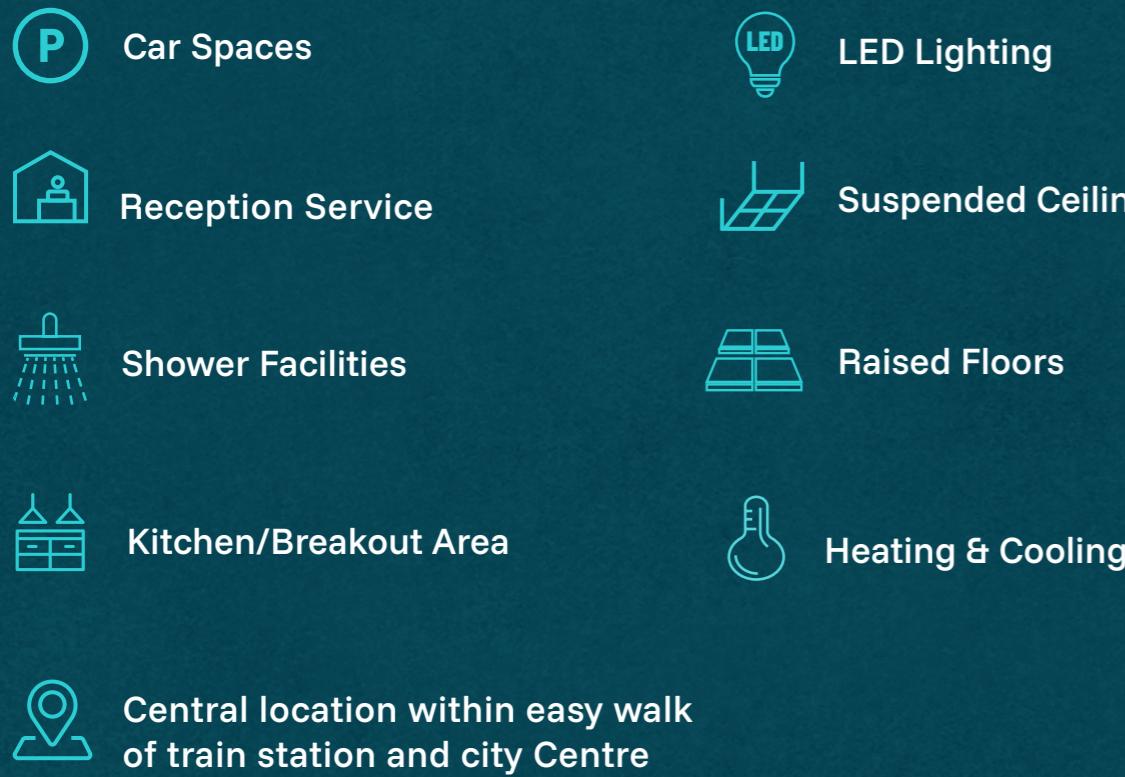
The floor has been divided to provide two office suites. However, Suite B can be divided further if required. Each suite has raised floors, suspended ceilings, LED lighting and new carpets. Suite A and B benefit from meeting rooms and kitchen facilities. All suites would have access to a shower facility.





SPECIFICATION

FLOOR PLAN



ACCOMMODATION

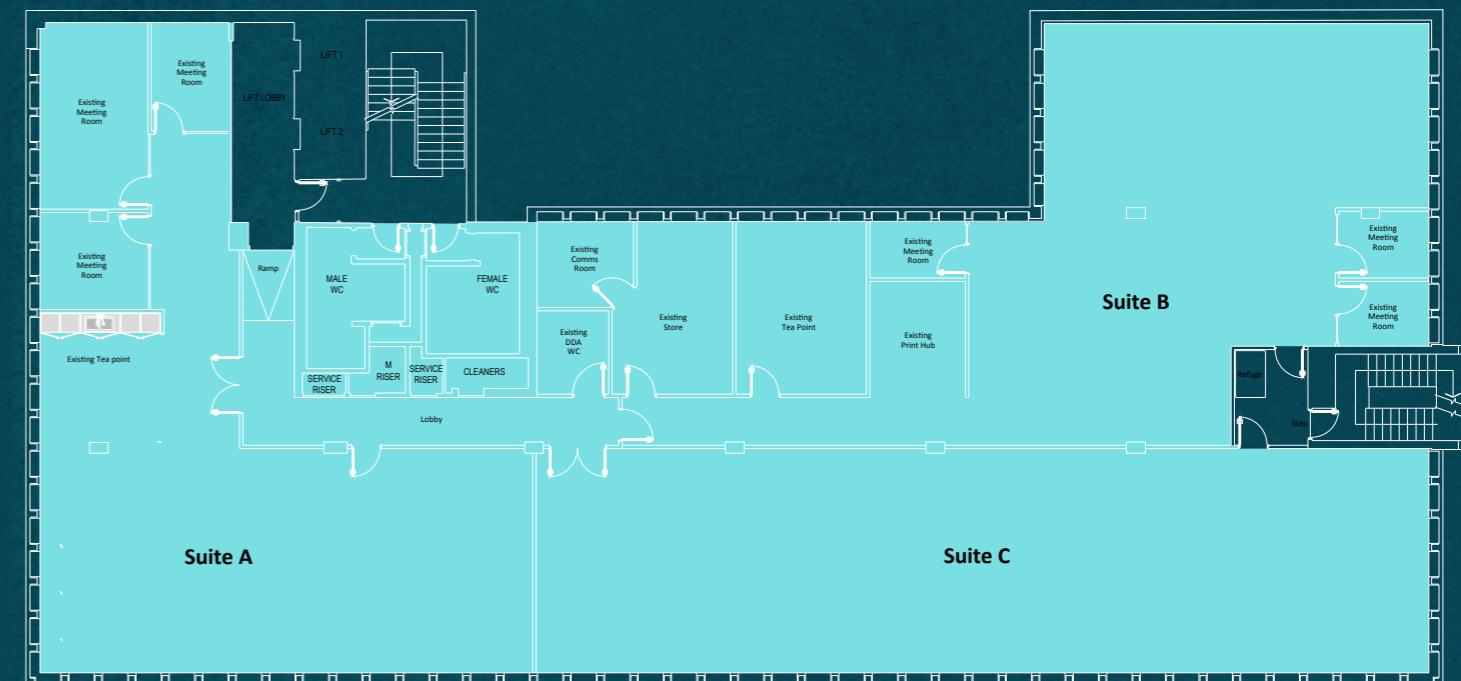
SUITE	AREA SQ FT	CAR SPACES	AVAILABILITY
A	1,855	2	UNDER OFFER
B	2,334	3	TO LET
C	1,920	2	TO LET
B + C	4,254	5	TO LET
TOTAL	6,190	7	

Measured on a net internal area

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



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:



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07584 657 826



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07919 392 004

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