

CUMBERLAND HOUSE



City Centre Office Suite

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

1,920 SQ FT

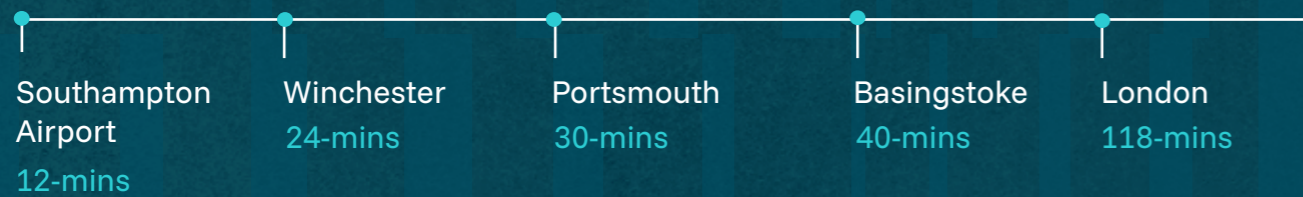
FOR ALL YOUR BUSINESS NEEDS

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



HORIZON CRUISE
TERMINAL



CULTURAL
QUARTER



SOUTHAMPTON
CENTRAL



6-MINUTE WALK TO
SOUTHAMPTON CENTRAL

CUMBERLAND HOUSE

LONDON ROAD



M3

4.1
MILES

M27

M271

A33



3RD FLOOR

The floor has been divided to provide three office suites. The suite has raised floors, suspended ceilings, LED lighting and new carpets. All suites would have access to a shower facility.

SPECIFICATION



Car Spaces



Reception Service



Shower Facilities



Kitchen/Breakout Area



Central location within easy walk of train station and city Centre



LED Lighting



Suspended Ceiling



Raised Floors



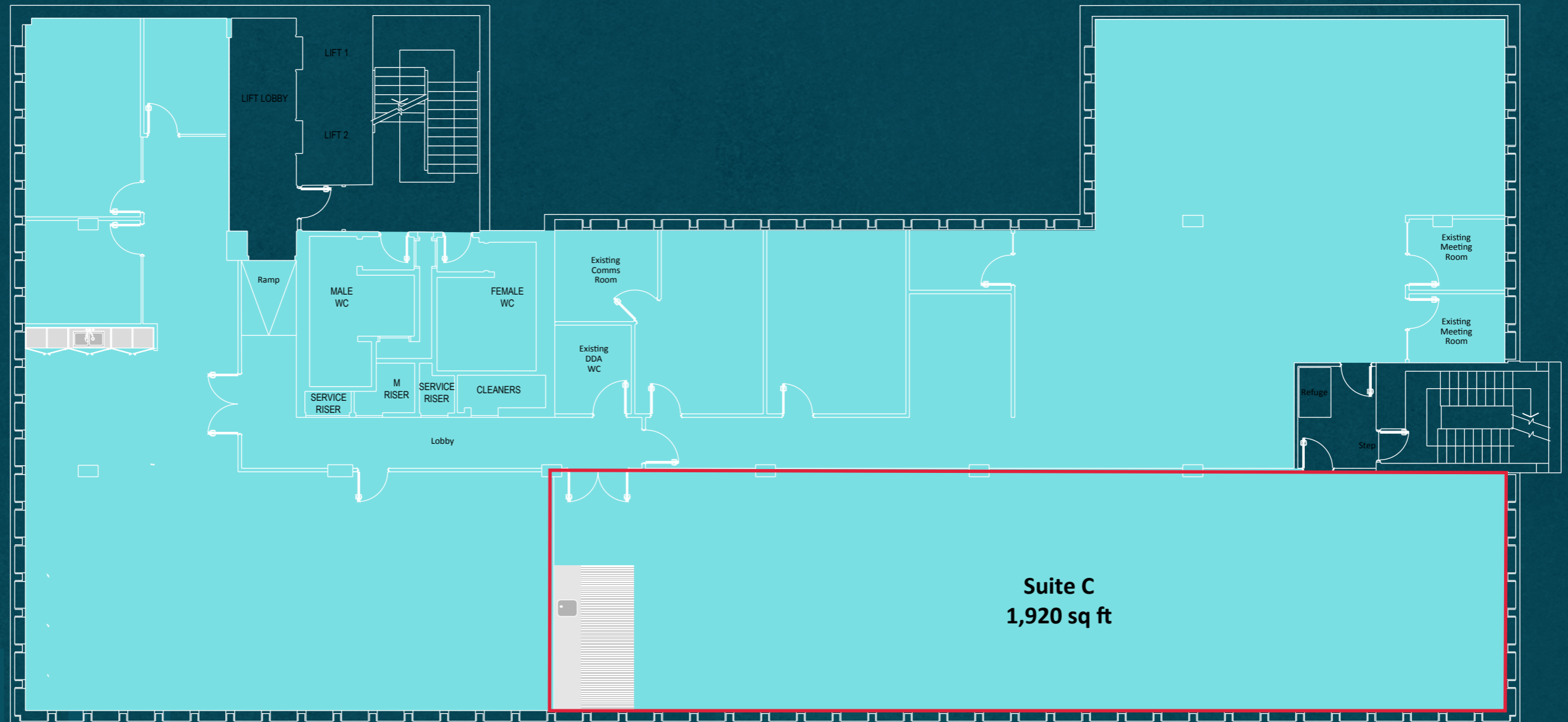
Heating & Cooling System

ACCOMMODATION

SUITE	AREA SQ FT	CAR SPACES	AVAILABILITY
A	1,855	2	LET
B	2,334	3	LET
C	1,920	2	TO LET
TOTAL	6,109		

Measured on a net internal area

FLOOR PLAN



Floor plans not to scale, for indicative purposes only



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ace

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CUMBERLAND
HOUSE

TO LET

TO LET

TO LET

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

£19.50 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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