Atlantic House, 114 Kingston Crescent, Portsmouth, PO2 8AL • Tel: 023 9262 9000 • Fax: 023 9262 9001 • E-mail: property@garnerwood.co.uk • Website: www.garnerwood.co.uk

Start-Up Business Friendly
515 sq ft Second Floor Office
TO LET

B2 Beacon House Second Floor
Cumberland Business Centre
Northumberland Road
Portsmouth
PO5 1DS

LOCATION

This office suite is well situated in an established Business Campus location in Cumberland Business Centre. Excellent for start-up businesses or re-locations, it is located within Portsmouth, close to the junction of Winston Churchill Avenue, which is approximately 1 mile south of the M275, boosting good transport links with the M27 and the A27.

Also within walking distance of Fratton Railway Station; it provides excellent local and inter city services including London Waterloo (1hr 20mins approx).

The office offers designated car parking for 2 vehicles and is nestled amongst a thriving business community of solicitors, accountants, educators, property management companies and recruitment specialists.

DESCRIPTION

The office is well placed on the second floor of a three storey purpose built, office building, in a campus setting.

The office has the benefit of Cat II lighting, fitted carpets and 2 designated parking spaces. Access is gained from the first-floor balcony.

There is an open plan office for staff as well as two enclosed spaces. There is also a small area to facilitate staff welfare and separate area with a WC.

Net Internal Area	Sq ft	Sq m
B2 Office Space	**515 sq ft**	**47.8 sq m**
WC		
2 Car parking spaces		

This office suite is flexible and located in a busy business hub, offering good business connections and growth.

LEASE TERMS

The accommodation is available by way of a new lease for a term to be agreed at a commencing rental of £5,500 per annum exclusive. The lease will be subject to a periodic rent review and a service charge. 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

VIEWING

All arrangements to view must be made by prior appointment with Sole Agents **Garner Wood** on **023 9262 9000**

GW03984/Nov 2016 PPP Northumberland Road B2 2/F

GARNER WOOD

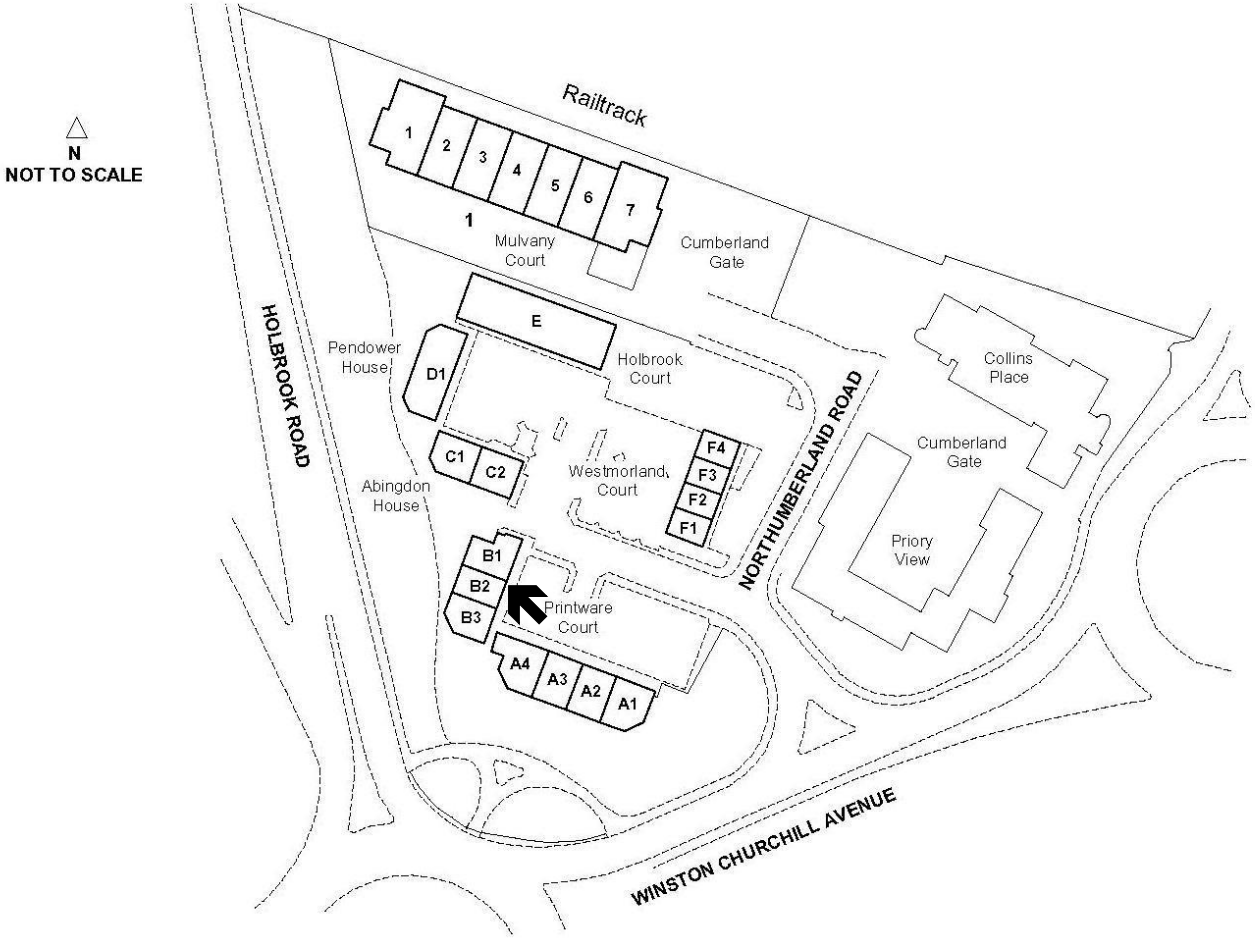
Tel: 023 9262 9000

Particulars

- ESTABLISHED BUSINESS CENTRE
- CLOSE TO FRATTON MAINLINE RAILWAY STATION
- OFFICE TO LET
- EPC RATING: D (85)
- RENT: £5,500 PAX
- RATEABLE VALUE: CURRENT - £4,900 PROPOSED £4,700 SOURCE: VOA: 04/2017
- ALL TERMS QUOTED ARE EXCLUSIVE OF VAT (EXCEPT WHERE SPECIFICALLY STATED).
- SERVICES PLANT EQUIPMENT AND FIXTURES NOT TESTED.

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Garner Wood or any person in their employment, cannot make or give any representations or warranty whatsoever in relation to this property.

RICS



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We offer a comprehensive professional service and our main activities include:

- **Agency**
  - Retail Property
  - Business Space
  - Industrial Units
  - Hotels & Guest Houses
  - Investment Property
  - Business Broking
- **Professional**
  - Valuation Reports
  - Rent Reviews
  - Lease Renewals
  - Rating Advice
  - Compensation
  - Development & Planning
- **Management**
  - Commercial & Residential
  - Residential Lettings