PENDOWER HOUSE, SOUTHSEA, PO5 1DS

OFFICE TO LET / FOR SALE

3,031 SQ FT (281.59 SQ M)

Vail Williams

Summary

Refurbished offices - TO LET

Available Size	3,031 sq ft
Rent	£50,000 per annum exclusive of any other outgoings
Price	Offers in excess of £500,000
EPC Rating	B (50)

- Fully refurbished
- 12 Parking spaces
- City Centre location
- Kitchenettes to each floor
- Combination of open plan and cellular offices
- LED lighting throughout

Location

Pendower House,
Cumberland Business Centre,
Southsea, PO5 1DS

Cumberland Business Centre is situated a short walk from Fratton Railway Station which is linked into the regional rail network that provides regular services to London Waterloo. The property is adjacent to the A2047 which links into M275 via the M27.
The M27 and A27 is approximately 1 mile to the north and accessed via Winston Churchill Avenue.

Further Details

Description

Pendower House is a prominent detached two storey office building with a combination of open plan and cellular offices.

The property benefits from the following specification:
- LED lighting
- 12 Parking spaces
- Fully fitted alarm & access system
- CCTV system
- Kitchenette/breakout area
- Air conditioning cassettes to certain offices

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,518	141.03	Available
1st	1,512	140.47	Available
Total	**3,030**	**281.50**	

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.

Legal costs

Each party to be responsible for their own legal costs.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively the long-leasehold interest with approximately 91 years remaining is available to purchase. Price on application.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

Fire Action

Enquiries & Viewings

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