



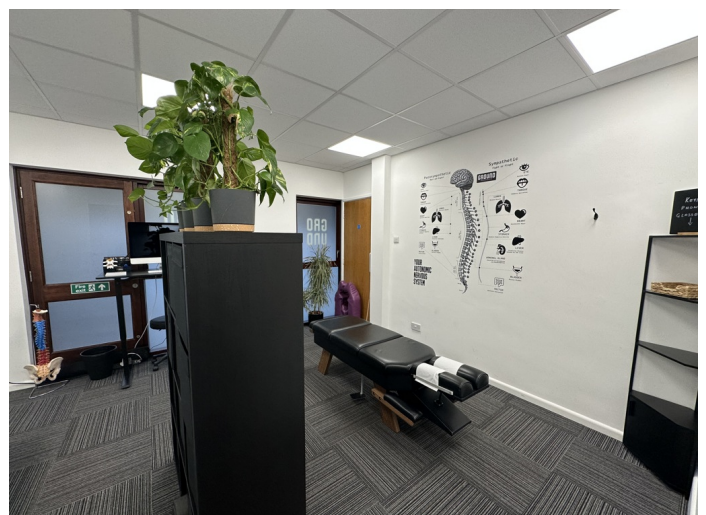
First Floor, Unit B1 Beacon House  
Northumberland Road, Southsea, Hampshire, PO5 1DS

**TO LET**

## Well Presented Office Suite Total Size - 45.2 sq m (487 sq ft)

### Key Features:

- Situated in established business location
- Located close to Fratton Station and Southsea
- Easy access to M27
- Newly refurbished office
- Open plan accommodation
- Two parking spaces
- Kitchenette and WC facility
- New lease available
- Rent £6,800 per annum





First Floor, Unit B1 Beacon House  
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## Location

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. The city benefits from excellent road communications being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

The property is situated in an established business location being in Cumberland Business Centre, Northumberland Road, which is a walking distance from Fratton Train Station and Southsea.

## Description

The accommodation comprises a newly refurbished self-contained, open plan first floor office suite with a kitchenette, WC and two parking spaces.

## Accommodation

The accommodation has an approximate Net Internal Area (NIA) of 45.2 sq m (487 sq ft).

## EPC

To be reassessed.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £6,800 per annum exclusive.

Service charge - £2,391.90 per annum  
Buildings insurance - £275.32 per annum

## Business Rates

Future Rateable Value (From 1 April 2026): £5,800

The occupier may be entitled to 100% Small Business Rate relief.

## VAT

We understand the property is registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

9 February 2026

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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