



**HOLLOWAY  
ILIFFE &  
MITCHELL**

Office, Business Park  
**TO LET**



## The Top Floor, Froddington House, Cumberland Business Centre, Southsea, PO5 1DS

Centrally Located Modern Offices

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	643 to 1,374 sq ft / 59.74 to 127.65 sq m
<b>Rent</b>	£12.00 per sq ft
<b>EPC Rating</b>	C (68)

### Key Points

- Parking
- Self-Contained Suites
- Flexible space
- Good road communications



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# The Top Floor, Froddington House, Cumberland Business Centre, Southsea, PO5 1DS

## Description

The accommodation forms part of a three storey purpose built office building of brick construction, designed with flexibility in mind the suites either available as a whole or individually.

## Location

This modern development is situated in central Portsmouth, one mile east of the City Centre, within close proximity to Fratton Railway Station, shopping area and Law Courts.

Access to the motorway network is via the M275 and Hollbrook Road, approximately north east of the property.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - A1/A2	643	59.74	Available
Unit - A3/A4	731	67.91	Available
<b>Total</b>	<b>1,374</b>	<b>127.65</b>	

## Specification

Suspended ceilings  
Night storage heating  
Double glazing  
Perimeter power  
Recessed lighting  
Carpeted  
Ladies & Gents Cloakrooms  
Onsite Parking - to be allocated

## Terms

Available on a new lease for a term to be agreed.

## Business Rates

Rateable Value: £11,750

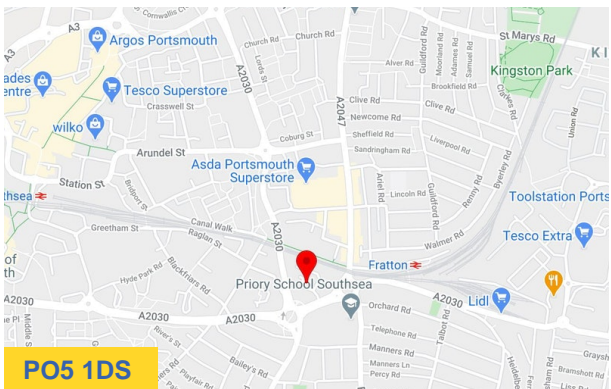
You are advised to make your own enquiries in this regard. The unit may qualify for small business rates relief (SBRRL)\*.

## Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping and management fees.  
Buildings insurance is also payable.

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.



## Viewing & Further Information

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