



HELLIER  
LANGSTON  
Commercial Property Consultants

# TO LET

**Holbrook Court, Cumberland Business  
Centre, Northumberland Road, Portsmouth  
PO5 1DS**



## KEY FEATURES

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950 – 5,545 sq ft (88.2 – 515.15 sq m)

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Open Plan Offices

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Excellent car parking

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**Hellier Langston**

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

# To Let

## Modern Offices

### Description

Holbrook Court is a prominent two storey office building located within the established Cumberland Business Centre. The property benefits from being within walking distance of Fratton Railway Station and good road communications.

Other benefits include suspended ceilings, gas fired central heating, kitchenette and male & female WCs at ground and first floor, and 27 parking spaces.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition and has the following approximate gross internal areas:

	sq. ft.	sq. m.
Ground Floor	2,655	246.66
First Floor	2,890	268.49
<b>TOTAL:</b>	<b>5,545</b>	<b>515.15</b>

The ground floor can be split to create self-contained suites to suit requirements from 950 sq ft.

### Tenure

Available by way of a new lease for a term to be agreed.

### Rent

£12.50 per sq ft

Alternatively the long leasehold interest of the entire property may be available. Further information on request.

### Rateable Value

Ground Floor: Offices and premises - £27,000  
First Floor: Offices and premises - £29,000

Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Energy Performance Certificate

Rating C-62

### Legal Costs

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

# TO LET

## Modern Offices

### Location

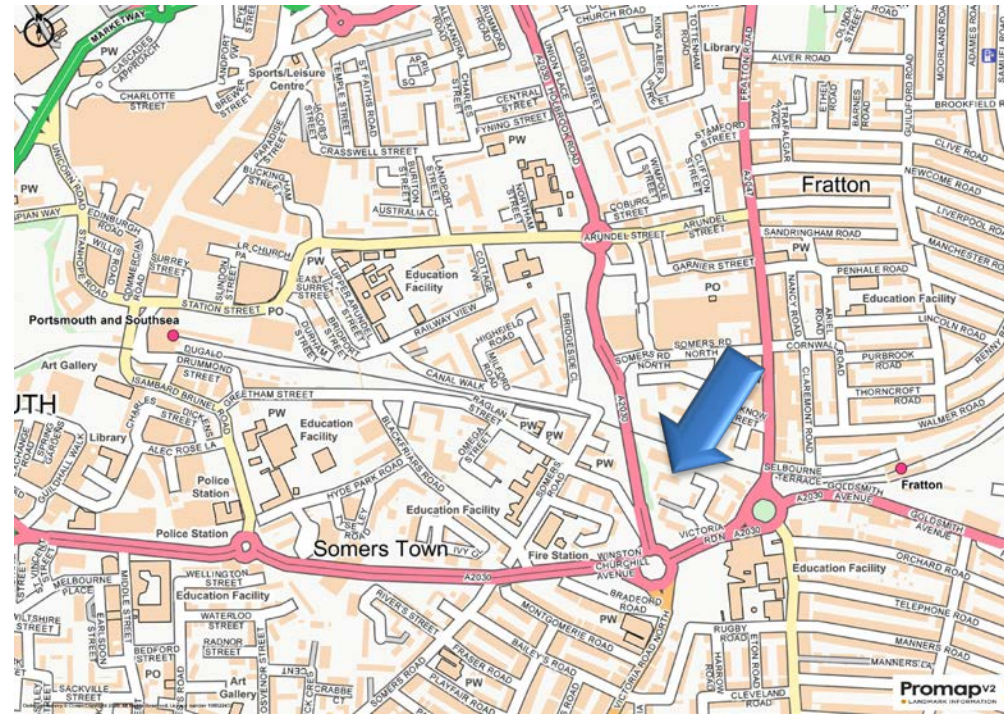
Cumberland Business Centre is situated a short walk from Fratton Railway Station which is linked into the regional rail network that provides regular services to London Waterloo.

The property is adjacent to the A2047 which links into M27 via the M275.

The M27 and A27 are approximately 1 mile to the north and accessed via Winston Churchill Avenue.

### Viewing

Strictly by appointment through sole agents Hellier Langston.



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