

PENDOWER HOUSE, CUMBERLAND BUSINESS CENTRE, PORTSMOUTH PO5 1DS



SELF-CONTAINED OFFICE FOR SALE



KEY FEATURES

- Double glazed windows.
- Suspended ceilings with recessed CAT 2 lighting.
- Gas fired central heating.
- A combination of open plan and cellular offices.
- Kitchenettes to each floor.
- WCs to each floor.
- 12 allocated car spaces.
- Suitable for variety of uses.

2,568 sq.ft. (238.62 sq.m) Net Internal Area

PENDOWER HOUSE, CUMBERLAND BUSINESS CENTRE, PORTSMOUTH PO5 1DS



LOCATION

Pendower House is a prominent office building located within the established Cumberland Business Centre.

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.



PENDOWER HOUSE, CUMBERLAND BUSINESS CENTRE, PORTSMOUTH PO5 1DS



DESCRIPTION

Pendower House is a prominent detached two storey office building constructed in 1990 of traditional construction with brick elevations under a pitched roof.

The property benefits from the following:

- 12 allocated parking spaces
- Suspended ceilings with recessed Cat 2 lighting
- Gas fired central heating
- Kitchenette and male and female WCs at ground and first floor

TENURE

The property is held on 125 year ground lease from 1990 at a peppercorn rent and the leaseholder is a shareholder of the management company.

PURCHASE PRICE

The property is offered for sale at a guide price of £420,000 exclusive of VAT. The building is elected for VAT.

SERVICE CHARGE

Full detail on request.

SCHEDULE OF AREAS (APPROX. NIA)

Description	ft ²	m ²
Ground Floor	1,305	121.24
First Floor	1,263	117.38
Total NIA	2,568	238.62

EPC

To be assessed.

RATEABLE VALUE

We are advised by online enquiry of the Valuation Office Agency that the property has a rateable value of £24,250, effective from 1st April 2017. Interested parties are advised to make their own enquiries of the Local Authority.

PLANNING

The property currently has Class A2 planning consent for the ground floor with ancillary B1 offices at first floor it would be suitable for a variety of uses subject to planning. Interested parties are advised to make this own enquiries of the Local Authority.

LEGAL COSTS

Each party to pay their own legal costs.

PENDOWER HOUSE, CUMBERLAND BUSINESS CENTRE, PORTSMOUTH PO5 1DS



SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

Harnish Patel
Vail Williams LLP

Tel: 07825 276132
Email: hpatel@vailwilliams.com

Russell Mogridge
Vail Williams LLP

Tel: 07815 737175
Email: rmogridge@vailwilliams.com



SUBJECT TO CONTRACT
January 2019

Misrepresentation Act 1967 – Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

Birmingham Crawley Heathrow London Portsmouth Southampton Thames Valley Woking

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered Office: 550 Thames Valley Park, Reading, Berkshire RG6 1PT. Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office. **Regulated by RICS.**

Our Services: Acquisition & Disposal, Building Consultancy, Corporate Real Estate, Development Consultancy, Investment and Funding, Leasing Advisory, LPA Receivership, Planning Consultancy, Property Asset Management, Rating, Valuation