



**MODERN OFFICE SPACE**



## Suite E, The Briars, Waterberry Drive, Waterlooville, PO7 7YH

The Briars is a high quality office development located on the popular Brambles Business Park.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	651 sq ft / 60.48 sq m
<b>Rent</b>	£10,000 per annum
<b>Service Charge</b>	£4,226 per annum
<b>Rateable Value</b>	£9,400

### Key Points

- Established Office Park
- Allocated Parking
- Shared Kitchenette Facilities
- Flexible lease available



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# Suite E, The Briars, Waterberry Drive, Waterlooville, PO7 7YH

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit	651	60.48	To Let	Available
<b>Total</b>	<b>651</b>	<b>60.48</b>		

## Description

The park features 9 office blocks situated in an attractive landscaped environment with on site parking provision. The accommodation consists of an office suite within a two storey modern office building with designated parking.

The office, which is well maintained benefits from the following:

- \* Suspended ceilings
- \* Recessed LG7 Lighting
- \* PIR sensor control on all lighting for energy efficiency
- \* Gas central heating
- \* Controlled access to the building
- \* Shared Kitchenette Facilities
- \* Shared WC Facilities.

## Location

The Briars is located approximately half a mile north west of Waterlooville town centre and approximately 1.5 miles from the A3(M), which in turn provides direct access to the M27. The local road network provides convenient access to London, Guildford, Chichester, Portsmouth and Southampton. The development is well served by public transport with a number of bus stops within walking distance. A 'Little Acorns' child care day nursery and Horizon Leisure Centre is situated opposite the development.

## Specification

- Refurbished
- New carpets
- Allocated parking

## Terms

Available on a new effective full repairing and insuring lease for a term to be agreed.

Guide rent from £10,000 per annum exclusive.

## Business Rates

Rateable value: £9,400.

\*Small Business Rates Relief of 100% is available for ratepayers occupying a single property with a rateable value up to and including £12,000 from 1 April 2017. You are advised to confirm the rates payable with the local council before making a commitment.

## Other Costs

Service Charge £4,226 pa for the current term ending July 24<sup>th</sup>.

Building insurance £119.31 pa for the current term ending July 24<sup>th</sup>

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.

A reservation fee will be applicable

## Video



## Viewing & Further Information

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