



## 11a Dragoon House, Hussar Court, Waterlooville, PO7 7SF

Ground floor offices available

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	998 sq ft / 92.72 sq m
<b>Rent</b>	£12,000 per annum
<b>Service Charge</b>	£485.76 per annum Building insurance: £555.86 pa
<b>Rateable Value</b>	£9,400
<b>EPC Rating</b>	C (60)

### Key Points

- Recently refurbished
- Kitchen, w/c, disabled w/c
- 4 parking spaces
- Modern Building



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## Description

Hussar Court comprises a range of ground & first floor office and business suites, all self contained to include toilet, and kitchen facilities and finished to a modern standard.

The subject property, which has been recently refurbished, provides ground floor accommodation situated on the corner of a terrace within the development. The property is mostly open plan and benefit from suspended ceilings, LED lighting, carpeting, perimeter trunking, double glazing, kitchenette and separate ladies (also for disabled use) and gents WC's.

4 Designated parking spaces are allocated to the building.

## Location

Hussar Court is situated on the popular Brambles Business Park which has many well known occupiers in the vicinity.

Brambles Business Park is connected by a dual carriageway to the A3M and M27 Motorway network. Convenient access is therefore available to London, Guildford, Chichester, Portsmouth and Southampton.

The area is served with public transport, leisure facilities and the town centre is within 1 mile to the east.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 11a	998	92.72	Available
<b>Total</b>	<b>998</b>	<b>92.72</b>	

## Terms

The property is to be let on a new effective full repairing and insuring lease for a term to be agreed, at the rent of £12,000 per annum plus VAT

## Business Rates

£9,400

You are advised to confirm the rates payable with the local council before making a commitment.

## Other Costs

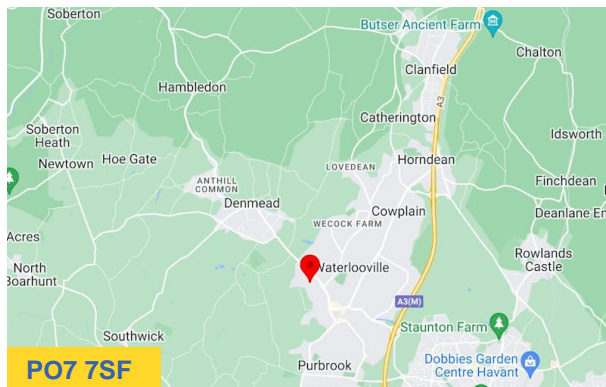
Service Charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees. The current term cost is £1,943.04 per annum.

Building insurance:- £463.22 pa for the current term.

Ground Rent:- £100 per annum

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

We understand that the property is elected for VAT.



## Viewing & Further Information

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