



MODERN OFFICE SPACE

First Floor, 3 The Briars, Waterberry Drive, Waterlooville, PO7 7YH

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

Summary

Tenure	To Let
Available Size	1,380 sq ft / 128.21 sq m
Rent	£25,000 per annum
Service Charge	£4,554 per annum
Rateable Value	£16,663

Key Points

- Recently Renovated
- Allocated Parking x8
- Flexible lease available
- Established Office Park
- Kitchenette Facilities
- First Floor



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,380	128.21	Available
Total	1,380	128.21	

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
- * LED Lighting
- * PIR sensor control on all lighting for energy efficiency
- * Gas central heating
- * Controlled access to the building
- * Kitchenette Facilities
- * 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.

Terms

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

Guide rent from £25,000 per annum exclusive.

Business Rates

Rateable value: £16,663.

Other Costs

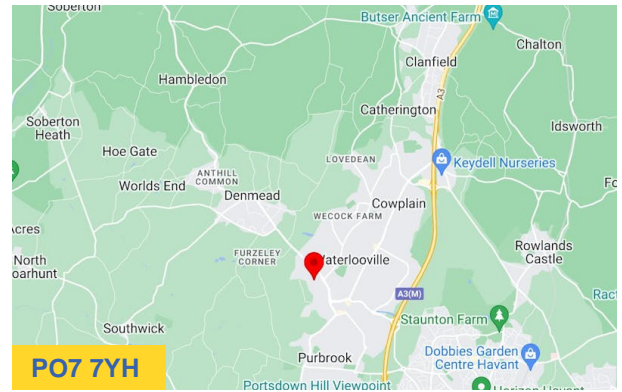
Service Charge £4,554 pa for the current term ending July 24'.

Building insurance £312.50 pa for the current term ending July 24'

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

VAT is applicable.

A reservation fee will be applicable.



Viewing & Further Information

James West

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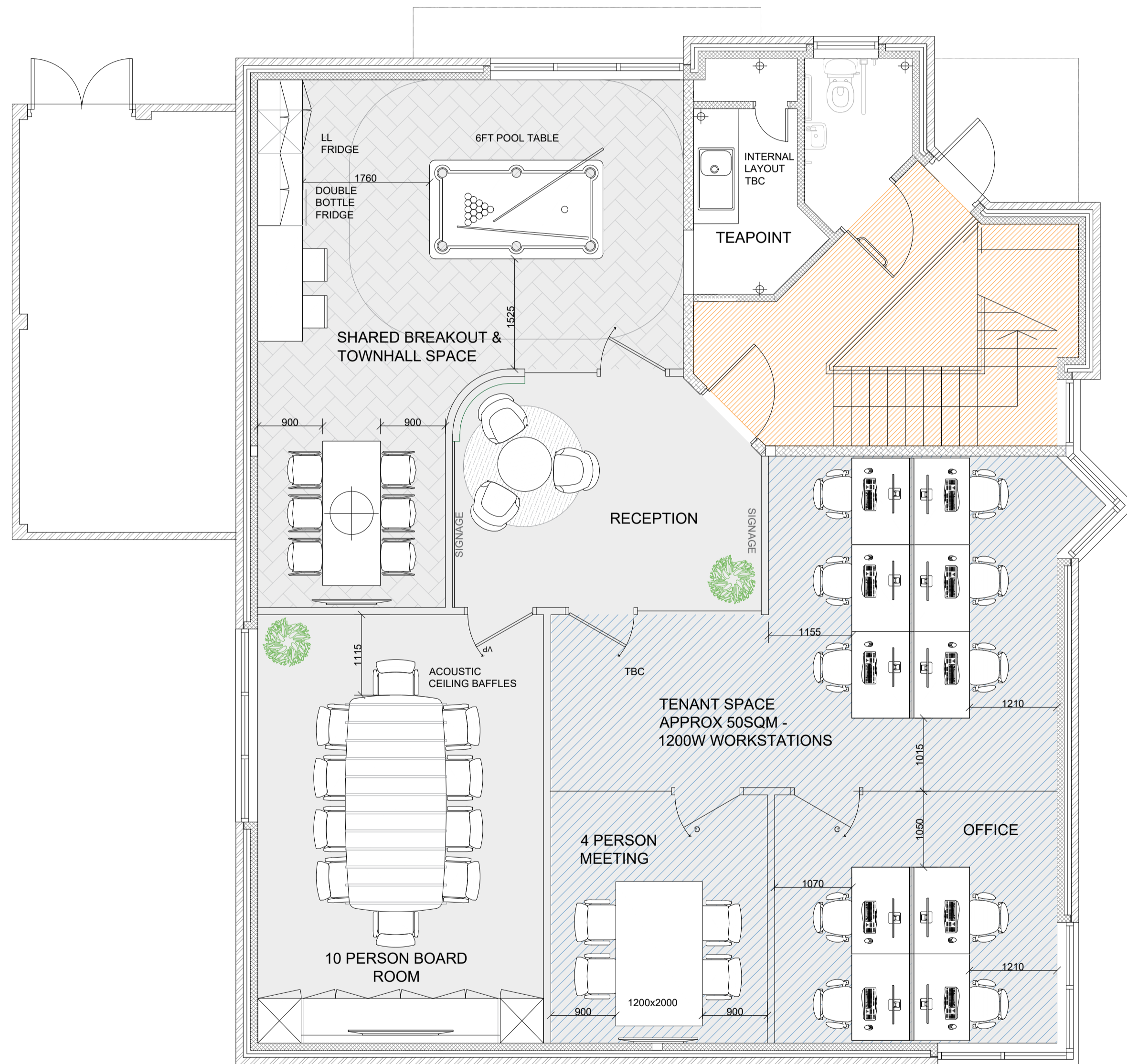


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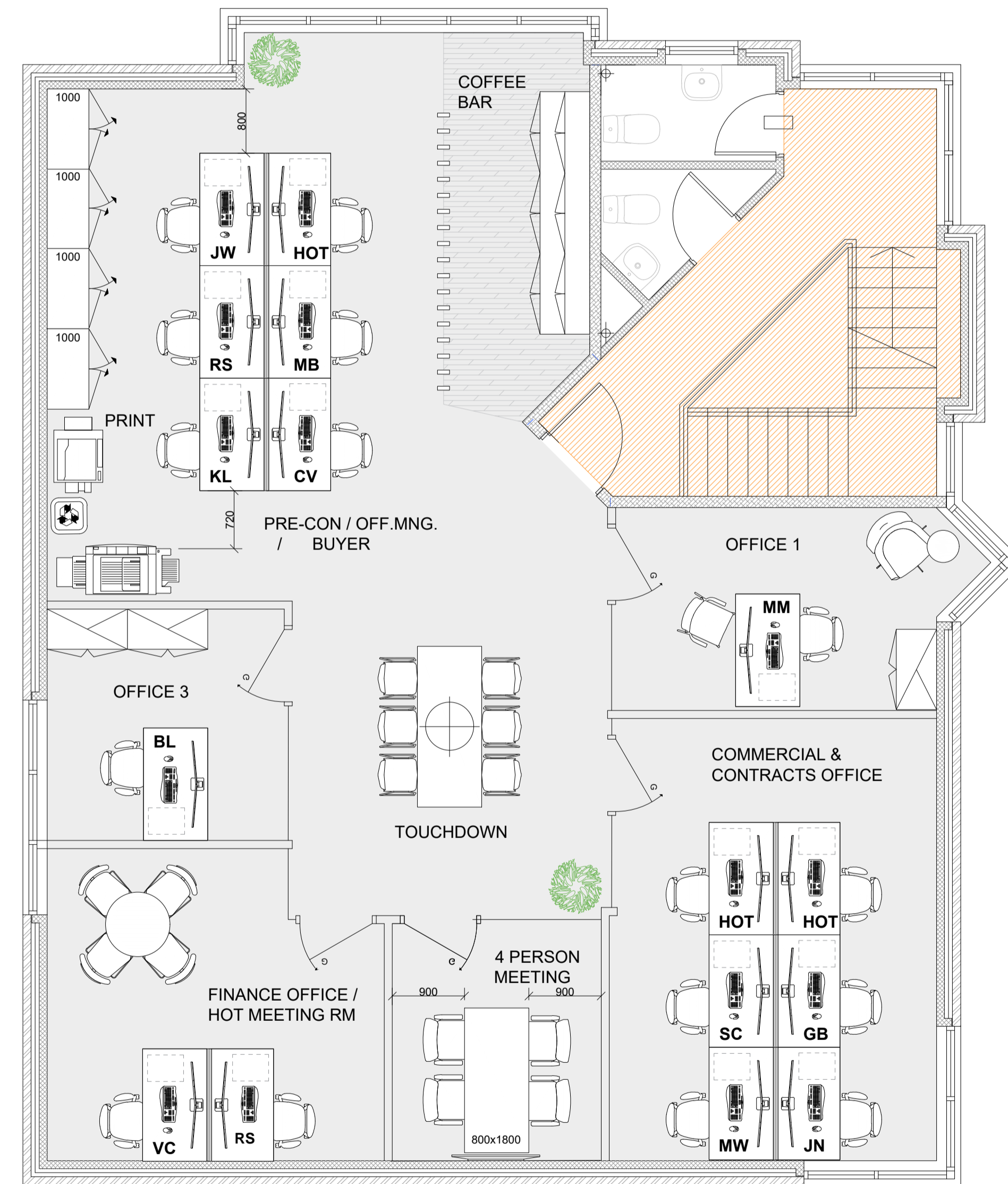
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SCHEDULE OF ACCOMMODATION

ENTRANCE LOUNGE	01
10 PERSON MEETING ROOM	01
4 PERSON MEETING ROOM	01
BREAKOUT	01
OFFICE	03
TEAM OFFICE	02
TOUCH DOWN TABLE	01
OPEN PLAN WORKSTATIONS	06
TOTAL WORKSTATIONS	16
CLEANERS/STORE ROOM	01
TENANT OFFICE	01



GROUND



FIRST



CLIENT:
G&E PROJECTS

LOCATION:
THE BRIARS

FLOOR:
00 & 01 - OPT1

DWG NO: 007.23
DATE: MARCH 23
SCALE: 1:50
REVISION: E

Concept Drawing

This drawing has been created for presentation purposes only and is therefore subject to change and site checks. If in doubt please get in contact to view the current revision.