



## Ground Floor, Unit 2 The Briars, Waterberry Drive, Waterlooville, PO7 7XX

Modern Office Premises

### Summary

Tenure	To Let
Available Size	3,500 sq ft / 325.16 sq m
Rent	Rent on application
Service Charge	£3.50 per sq ft
Business Rates	To be reassessed
EPC Rating	C (53)

### Key Points

- Property Can Be Divided
- 12 Parking Spaces
- New EFRI Lease
- High Quality Office Development
- 0.5 Miles North West Of Waterlooville Town Centre
- Ground Floor

Regulated by



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## Description

The Briars is a high quality office development located on the popular Brambles Business Park. The park features 14 office buildings situated in an attractive landscaped environment with on site parking provision.

The office, which is well maintained comprises of a mostly open plan design with WC facilities. Features include:

- \* Suspended ceilings
- \* Security Alarm
- \* Gas Central Heating

Externally the property benefits from 12 designated parking spaces.

The property can be split into 2 or 3 offices, with terms to be agreed.

## 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.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit - GF	3,500	325.16	To Let	Available
<b>Total</b>	<b>3,500</b>	<b>325.16</b>		

## Terms

Available on a new Effective Full Repairing and Insuring lease for a term to be agreed.

The property can be split into 2 or 3 smaller offices, with terms to be agreed.

## Business Rates

Rateable Value: to be reassessed

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

## Other Costs

A service charge (£1.93 p sq ft) and building insurance is also payable.

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

VAT - applicable.

## Video

- Ground Floor Internal - <https://vimeo.com/383955115>



## Viewing & Further Information

James West  
02392 377800 | 07415438230  
James@hi-m.co.uk

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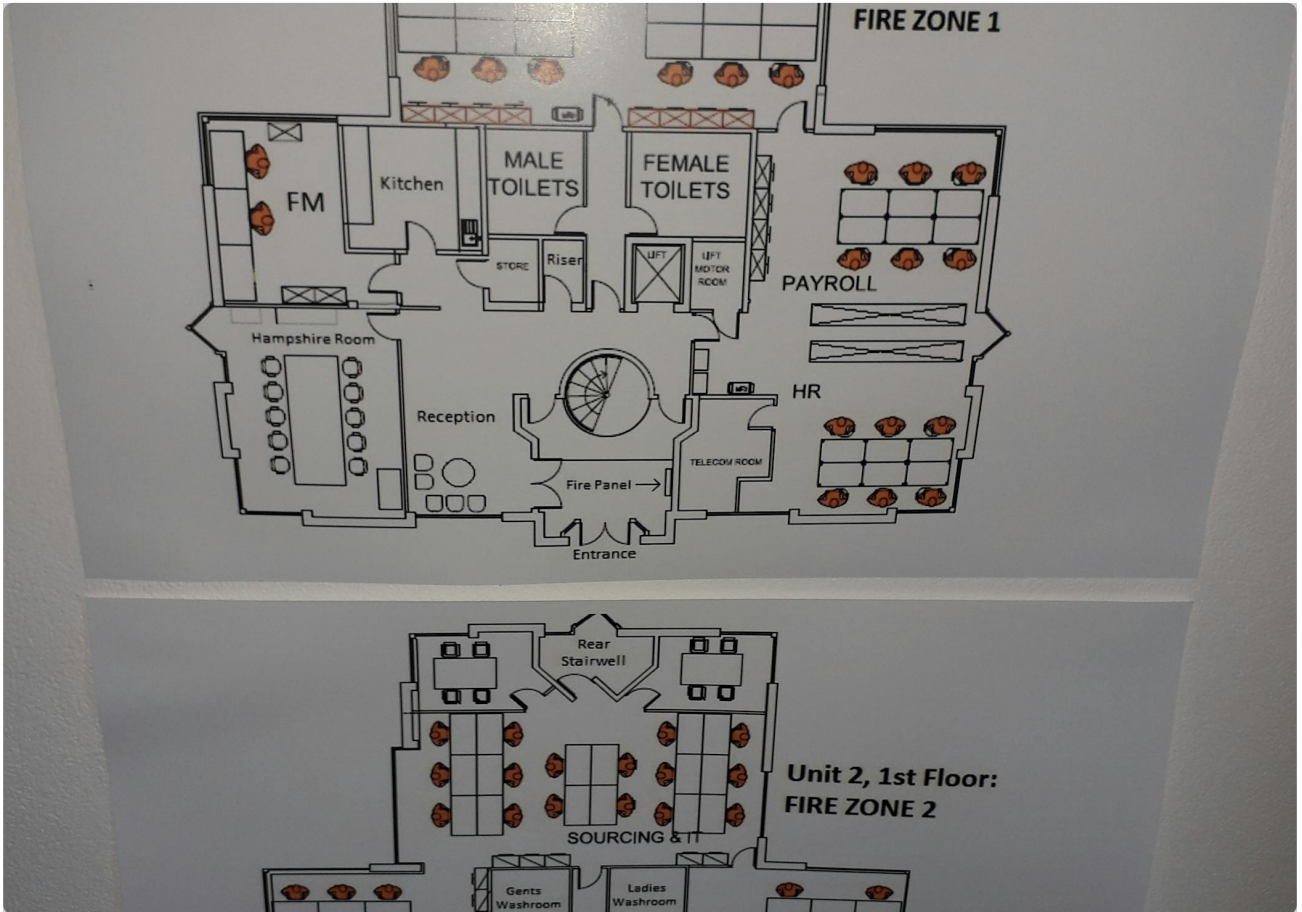
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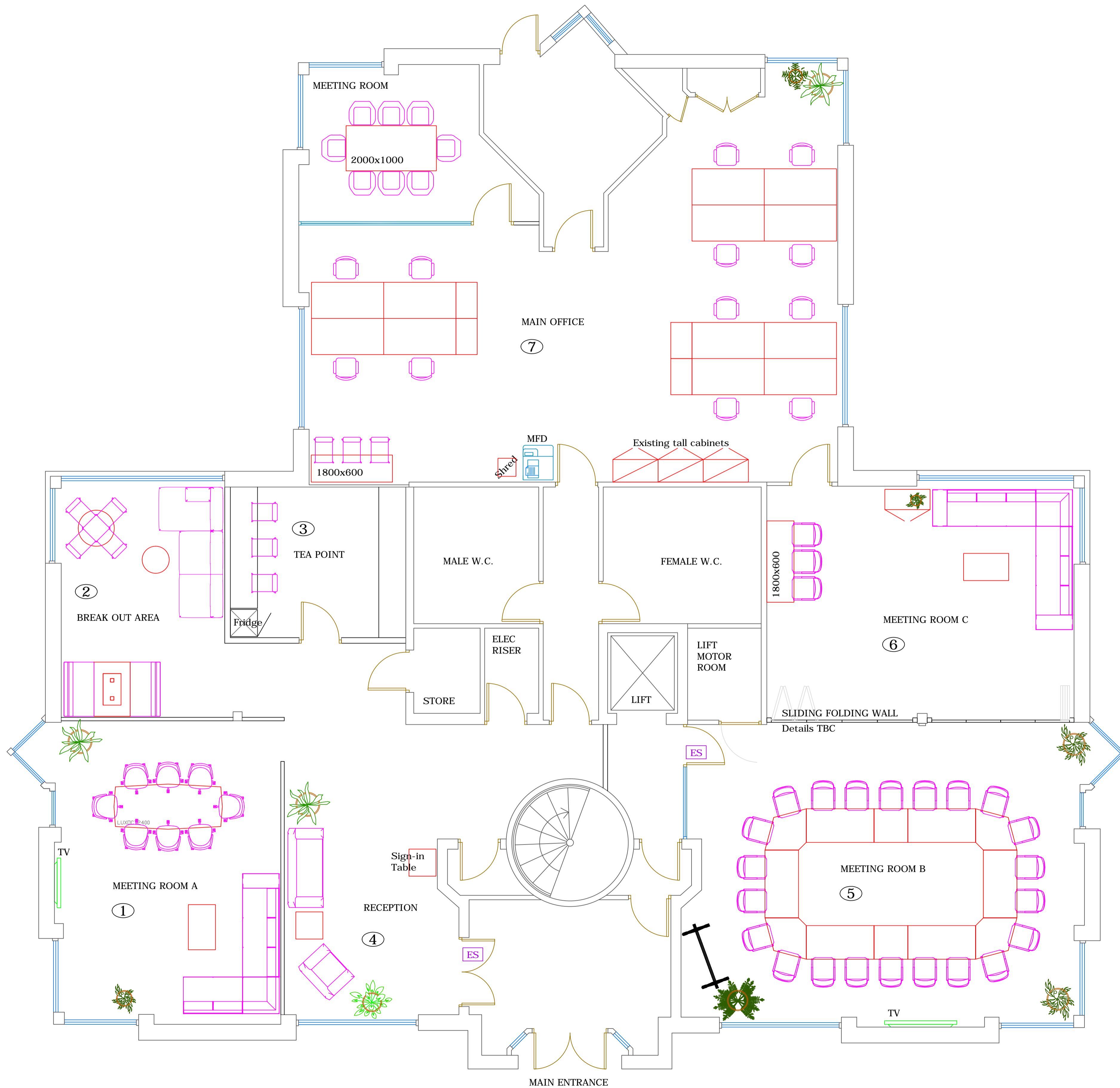












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**LEGEND**  
 ES DOOR ENTRY SYSTEM

Rev No.	Description	Date
F	AS BUILT ISSUE	11.08.20
E	GENERAL AMENDMENTS	02.06.20
D	NOTATIONS ADDED	25.03.20
C	RECEPTION WALL RELOCATED	24.03.20
B	LAYOUT AMENDED	24.03.20
A	LAYOUT ALTERATIONS	19.03.20

Revision	F
Drawing No.	02424-01
Date	17.03.2020
Drawn By	FL
Scale	1:50 (A1)
Drawing Title	PROPOSED GENERAL ARRANGEMENT
Project	UNIT 2, GROUND FLOOR THE BRIARS WATERBERRY DRIVE WATERLOOVILLE
Client	BLUEBIRD CARE

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1 **3 Suite Option**  
1 : 50

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**GENERAL ARRANGEMENT LEGEND**

Symbols shown are not to scale - some symbols may not appear on the layout plan

**COMPONENT TAGS**

[R1-01] Name	R1 = ROOM - 1ST FLOOR 01 = ROOM NUMBER Name = ROOM NAME
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**PARTITION REFERENCES**

	EXISTING WALLS
	NEW SOLID PARTITIONS
	NEW SINGLE GLAZED PARTITIONS
	NEW ACOUSTIC SINGLE GLAZED PARTITIONS
	NEW DOUBLE GLAZED PARTITIONS

**DOOR REFERENCES**

	NEW SOLID DOOR SINGLE
	NEW SOLID DOOR DOUBLE
	NEW GLAZED DOOR SINGLE
	NEW GLAZED DOOR DOUBLE
	NEW SOLID DOOR LEAF & HALF
	NEW GLAZED DOOR SLIDING
	NEW GLAZED DOOR DOUBLE

**FURNITURE DETAILS**

	NEW FURNITURE
	EXISTING FURNITURE
	JOINERY ITEMS

ISSUE	DESCRIPTION	DRWN	CHKD	DATE
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DRAWING STAGE  
**Pre-Construction**

CLIENT  
**Unit 2 The Briars**

SITE ADDRESS  
**Unit 2-Ground Floor- The Briars- Waterloooville**

PROJECT DIRECTOR <b>SB</b>	PROJECT MANAGER --
PROJECT DESIGNER <b>AC</b>	TECHNICAL DESIGNER --

DRAWING TITLE  
**GENERAL ARRANGEMENT**

PROJECT NO. <b>XXXXX</b>	SCALE <b>As indicated @ A1</b>	REVISION
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DRAWING NO.  
**XXXXX—OKT—01—AZZ—DP—I—0101**

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