

MODERN OFFICES



12 The Briars, Waterberry Drive, Waterlooville, PO7 7YH

MODERN OFFICES - TO LET

Summary

Tenure	To Let
Available Size	1,527 to 3,180 sq ft / 141.86 to 295.43 sq m
Rent	£44,000 per annum
Service Charge	£3,882 per annum
Rateable Value	£38,250
EPC Rating	C

Key Points

- Grade A Spec.
- Detached
- Ground & First Floors
- Modern Offices
- 17 Allocated Parking Spaces
- Potential for EV Charging

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Description

The Briars is a high quality office development located in Waterlooville's primary business district and is accessed via Waterberry Drive. The park features 15 office buildings situated in an attractive landscaped environment with on site parking provision. Each building provides modern, principally open plan office accommodation over ground and first floors. Further details available on request.

12 The Briars comprises of a two storey office providing open plan modern office accommodation. The property benefits from its own private entrance with toilets and kitchen facilities. The offices have suspended ceilings, gas central heating, perimeter trunking, break out space, LED lighting, air conditioning, and a total of 17 allocated parking spaces.

Location

The Briars Business Park 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. Nearby amenities include Marks & Spencer Food, Sainsburys, McDonalds, Costa Coffee and Lidl.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,527	141.86	Available
1st	1,653	153.57	Available
Total	3,180	295.43	

Terms

The office is available to let on a new effective full repairing and insuring lease for terms to be agreed at a commencing rent of £44,000 per annum exclusive.

Business Rates

Rateable Value £38,250; Source - VOA

You are advised to make your own enquiries in this regard to the local authority before making a commitment to lease.

Other Costs

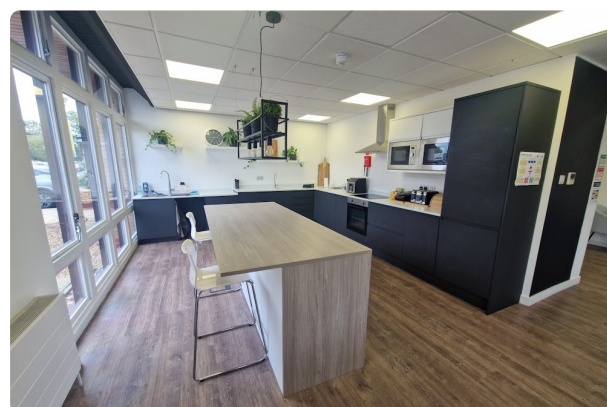
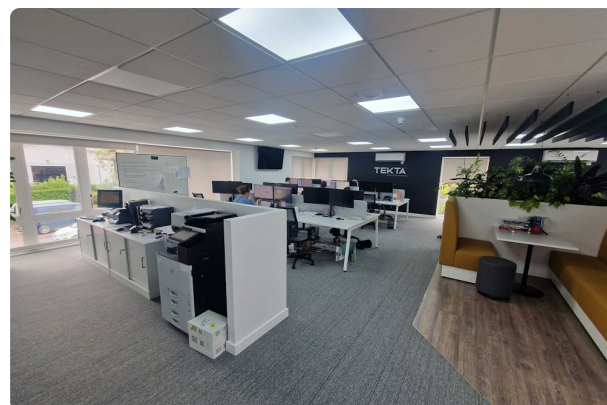
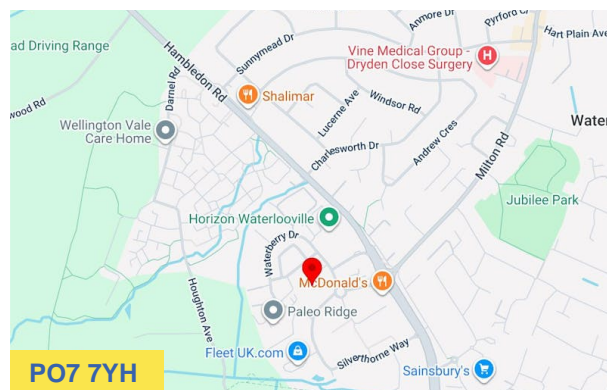
Legal Costs - Each party to bear their own costs incurred in the transaction.

Service Charge (£3,882 pa) & Buildings insurance (£625 pa) will be payable by the ingoing tenant.

Reservation fee - £950 + VAT to be paid to the Landlord prior to the issue of the draft lease.

VAT - Unless otherwise stated all costs and rents are exclusive of VAT.

VAT - The property is elected for VAT



Viewing & Further Information

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