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To Let

First Floor Unit 2 The Briars, Waterberry Drive, Waterlooville, PO7 7YH

3,469 sq ft (322.28 sq m)

- Popular Office Park
- High Quality Development
- Detached Building
- Lift Facilities
- Air Conditioning
- Designated Parking Spaces

Modern First Floor Office Premises

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.
The surrounding properties mainly consist of a range of commercial buildings including other office developments, a Toyota dealership, light industrial units, a 'Little Acorns' child care day nursery and Horizon Leisure Centre. 200 metres to the south of The Briars is Waterloo Park, with occupiers including McDonalds and Lidl.

Description

The Briars is a high quality office development located on the popular Brambles Business Park. The park features 14 self contained office buildings with unit sizes ranging from 246 sq.ft to 6,922 sq.ft. The site is situated in an attractive landscaped environment with ample on site parking.

Unit 2 consists of a two storey modern office of brick construction, beneath a pitched tiled roof.

The office, which is well maintained currently provides a mixture of open plan accommodation and stud partitioned boardroom/individual offices. The unit benefits from the following:
*Male and Female WCs * Lift Access*
* Air Conditioning * Suspended Ceilings
* Kitchenette Facilities * Gas Central Heating
* Entrance Lobby

Externally the property benefits from designated parking spaces.
The accommodation will benefit from being refurbished. Further details available on request.

Accommodation

Floor/Unit	Description	Size	Rent	Availability
1st	Unit 2 First Floor	3,469 sq ft	£10 per sq ft	Available

Terms

The unit is available by way of a new Full Repairing and Insuring lease. Lease length to be agreed by way of negotiation.

Legal Costs

Each party to be responsible for their own legal fees.

Rent

£10.00 per sq ft From. Plus VAT
exclusive of rates, service charge and VAT (if applicable).

EPC

This property has been graded as C (72).

Business Rates

At present the rateable value applies to the whole building. As such, this will need to be reassessed on occupation.

Viewing & Further Information

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