



Suite F The Briars, Waterlooville, PO7 7YH

First floor office space perfectly suited to small businesses.

First 3 Months Free if Transaction Completed by The 30th September 2021

Summary

Tenure	To Let
Available Size	320 sq ft / 29.73 sq m
Rent	£685 per month Includes Building Insurance and Service Charge, Excluding VAT
Business Rates	Upon Enquiry



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Description

Suite F comprises a modern open plan office suite situated on the first floor. The office benefits from recessed lighting, suspended ceilings and a communal kitchenette and toilets with two allocated parking spaces. Suite F is accessed via a communal lobby and has potential to be let as a whole alongside Suite E.

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.

Viewings

To be conducted by sole agents only.

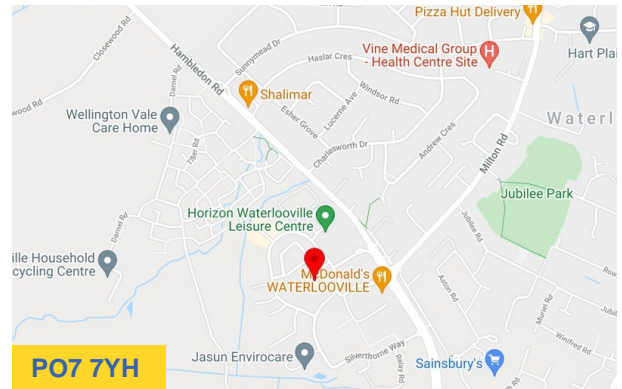
Terms

The suite is available to let on terms to be agreed at a commencing rental of £762 per month fully inclusive.

A 3 month rent free incentive is available subject to the transaction completing by the 30th of September 2021.

Business Rates

Rateable Value: TBC. You may be able to qualify for 100% rate relief if the ratepayer only occupies Suite F. You are advised to confirm the rates payable with the local council before making a commitment.



Viewing & Further Information

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