



HOLLOWAY
ILIFFE &
MITCHELL

Modern offices close to Waterlooville town centre

The Briars Business Park
Waterberry Drive
Waterlooville
PO7 7YH

651 – 4,017 SQ FT SUITES

TO LET



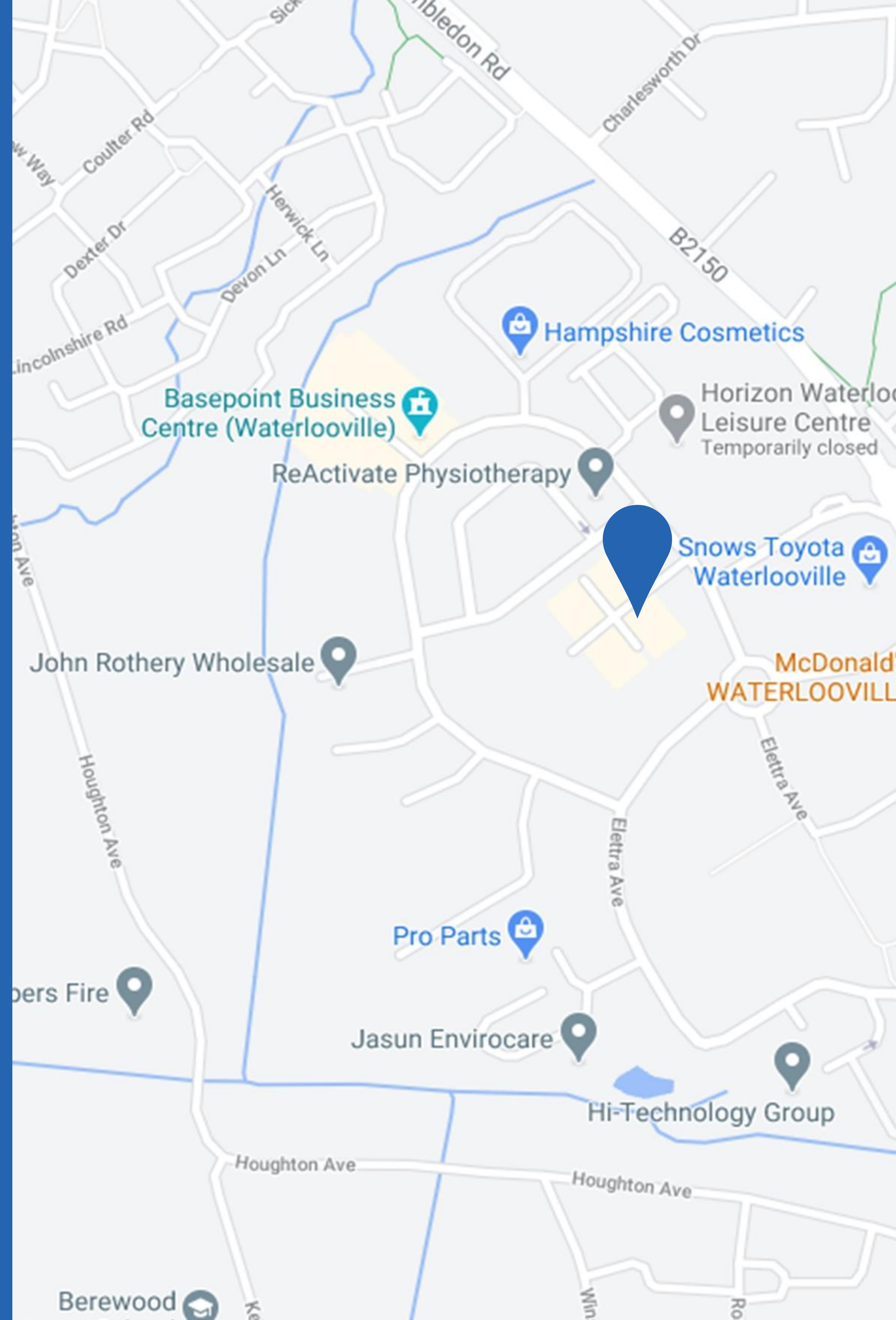
Location

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.

The Park

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. Unit 1a and 1b, which can be let separately or as one larger unit. Each comprise of modern open plan office accommodation over ground and first floors. Externally the property benefits from designated parking spaces. Further details available on request



1a/1b The Briars

2,033 - 4,017 sq. ft. (189 – 373 m2)

Unit 1a and 1b, which can be let separately or as one larger unit. Each comprise of modern office accommodation over ground and first floors with open plan and partitioned meeting rooms provided. The office benefits from recessed LED lighting, suspended ceilings, trunking, kitchenette and toilets with 26 allocated parking spaces.



Terms

1a/ 1b are available to let together or separately on terms to be agreed at a commencing rental of £52,000 per annum exclusive for both. A growing business rent-free incentive may be available subject to contract.

Business Rates

Rateable Value: £46,374 (source: voa.gov.uk) You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping and a management fees. Additionally, building insurance is also payable.

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Suite E, The Briars

651 sq ft (60.5 sq m)

Suite E comprises a modern open plan office suite situated on the first floor. The office benefits from recessed lighting, suspended ceilings, trunking and a communal kitchenette and toilets with three allocated parking spaces. Suite E is accessed via a communal lobby.



Terms

The suite is available to let on terms to be agreed at a commencing rental of £9,000 per annum exclusive in year one.

Business Rates

Rateable Value: £8,800 (source: voa.gov.uk) You may be able to qualify for 100% rate relief if the ratepayer occupies a single property. You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping and management fees. Additionally, building insurance is also payable.

[VIEW ON WEBSITE](#)

Viewings

Strictly by appointment with sole agents Holloway Iliffe & Mitchell.

Contacts



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Scan for Park Video



Each party to be responsible for their own legal costs incurred in the transaction. Unless stated, all prices and rents are quoted exclusive of VAT.

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