



TO LET

Waterberry Drive
Waterlooville, Hampshire, PO7 7YH



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Key Features

- Well located close to A3(M) and M27
- Private entrance with toilets and kitchen facilities
- Suspended ceilings, perimeter trunking, LED lighting air conditioning/ heating and fibre broadband installation
- EPC rating A
- Parking for 7 cars
- New EFRI lease available, subject to vacant possession
- Rent £25,000 pa
- Finished to a high standard





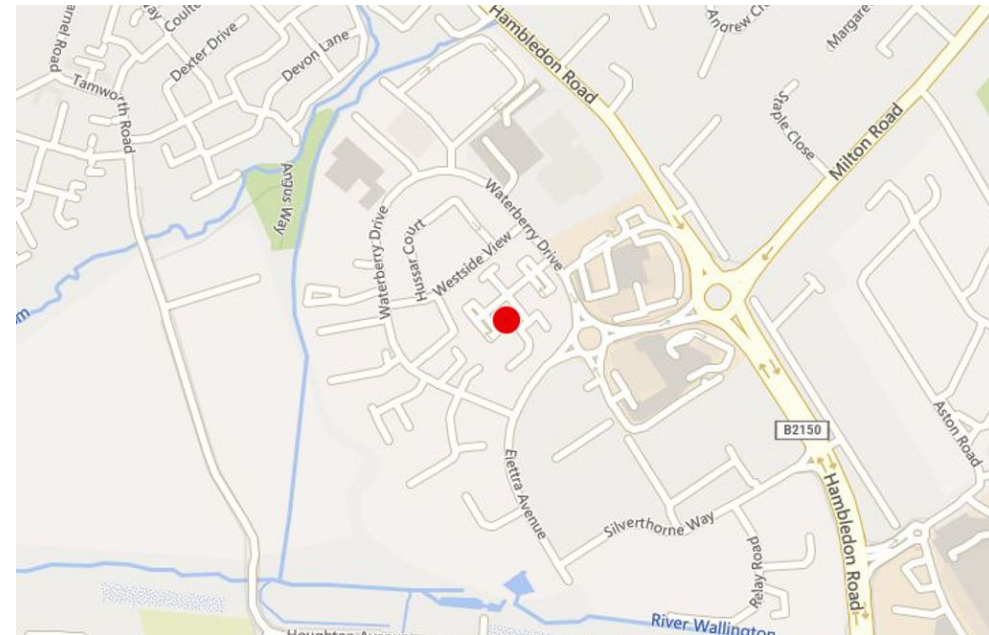
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Location & Situation

The Briars is located approximately half a mile northwest of Waterlooville town centre and around 1.5 miles from the A3(M), offering direct connectivity to the M27. The area benefits from excellent transport links, with convenient road access to London, Guildford, Chichester, Portsmouth, and Southampton.

Public transport is also readily available, with several bus stops within walking distance of the development.

Directly opposite the site are the Little Acorns Day Nursery and Horizon Leisure Centre, providing convenient childcare and fitness facilities for occupiers





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Description & Accommodation

The Briars is a high-quality office development situated within the popular Brambles Business Park. The park comprises 14 office buildings set in an attractive, landscaped environment, with on-site parking available.

3 The Briars is a recently constructed, two-storey office building offering modern, open-plan workspace. The available accommodation is located on the ground floor and benefits from its own private entrance, along with toilet and kitchen facilities.

Internally, the suite is finished to a high standard and includes suspended ceilings, partitioned offices, a meeting room, breakout space, perimeter trunking, LED lighting, air conditioning/heating, and a fibre broadband connection. The property also benefits from seven allocated parking..

We understand the accommodation has a NIA of:

Area	Sq Ft	Sq M
Ground Floor	1,387	128.85
Total	1,387	128.85





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Rateable Value

Future Rateable Value (2023): There is currently a single assessment for Unit 3, but the total of the ground floor is £16,345.

EPC

We understand the property has an EPC rating of A.

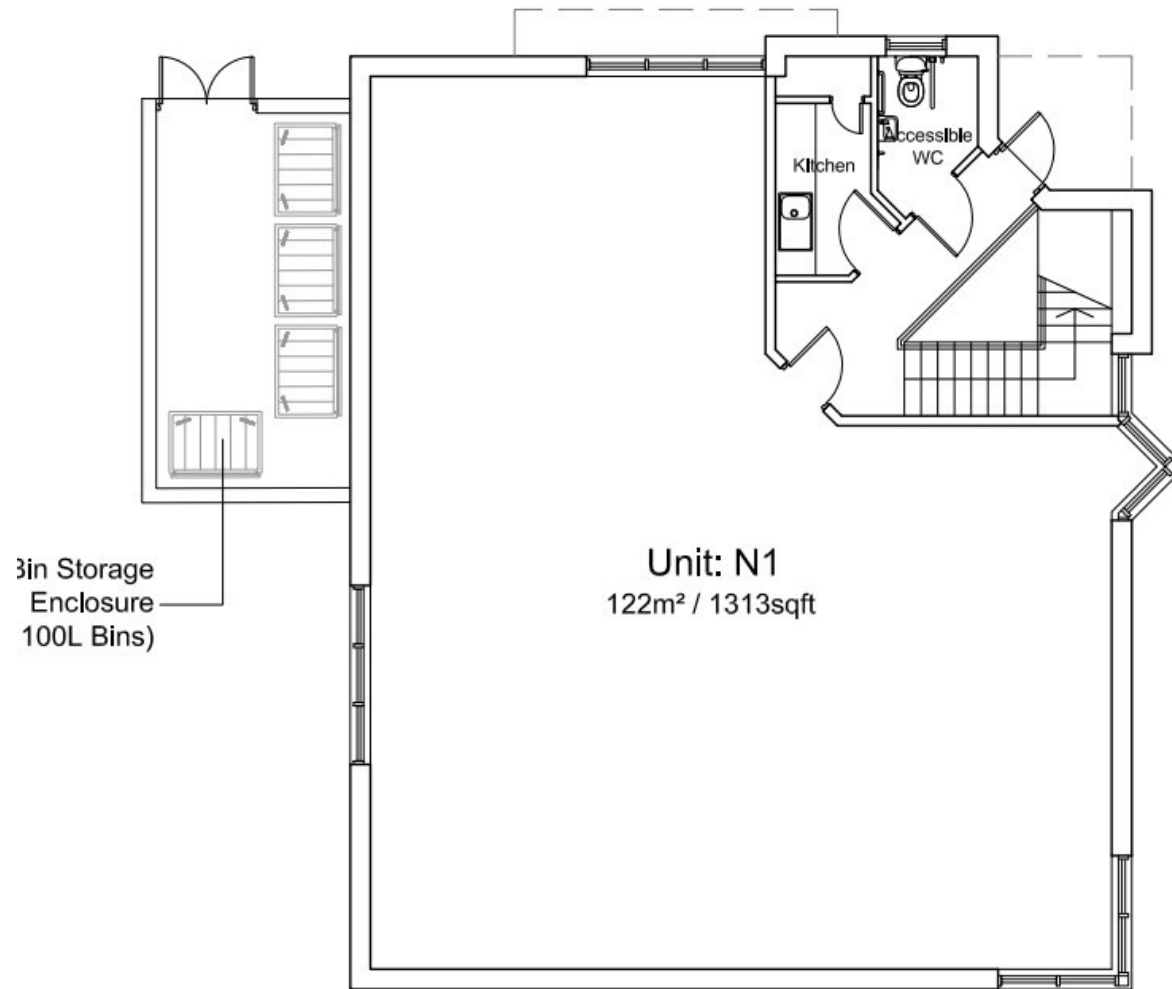
Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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FLOOR PLAN For identification purposes only.



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Terms

The property is available to let by way of a new full repairing and insuring lease, subject to vacant possession, for a term to be agreed at a commencing rent of £25,000 per annum exclusive.

The service charge is currently £5,151 per annum and the building insurance is currently £252 per annum. Plus VAT.

Legal Fees

Each party to bear their own legal costs incurred. A reservation fee of £950, plus VAT is to be paid to the Landlord prior to the issuing of the draft lease.

VAT

We understand the property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
s.martin@flude.com
07800 562509

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7 July 2025

