



**TO LET**

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



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## Key Features

- Well located close to A3(M) and M27
- Well managed office park
- Mainly open plan office space
- Current tenant has fitted various meeting rooms/offices and large break out space/kitchen on the ground floor
- Suspended ceilings, LED lighting, disable wc, gas central heating and AC
- 17 parking spaces
- Rent £44,000 per annum
- New EFRI lease available
- A "Little Acorns" childcare day nursery and Horizon Leisure Centre is situated opposite the development





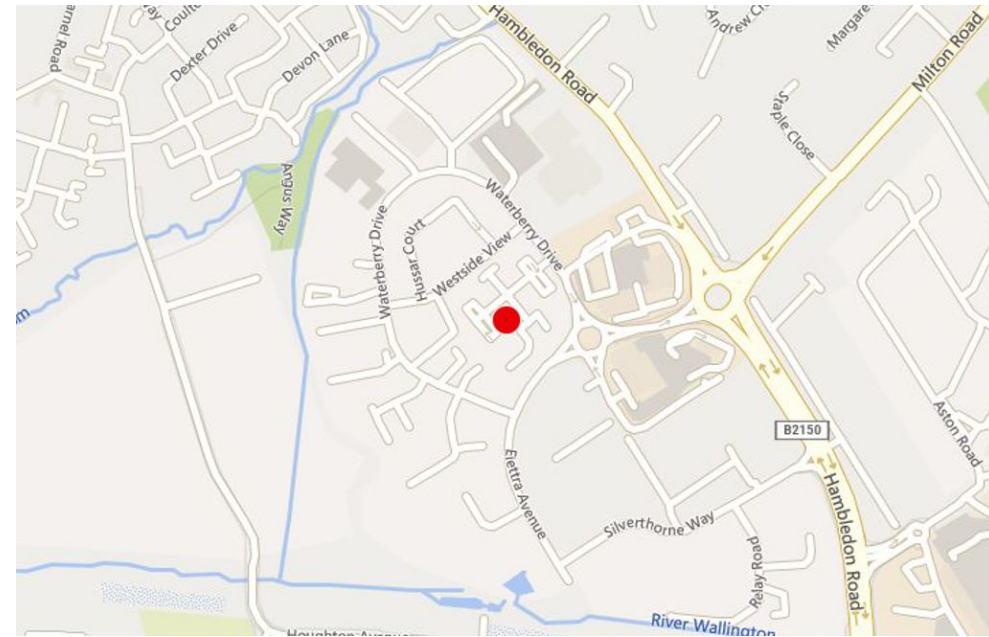
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## Location & Situation

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 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 12 comprises a well-configured, self-contained office building. The ground floor is arranged to provide a large boardroom, several private offices, a generous breakout space with kitchen facilities, and WC provision including an accessible WC.

The first floor is predominantly open-plan office accommodation, sub-divided to create a number of areas, together with an additional kitchenette.

The property also benefits from parking for 17 cars.

We understand the available accommodation has a NIA of:

Area	Sq Ft	Sq M
Ground Floor	1,527	141.86
First Floor	1,653	153.56
Total	3,180	295.42





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## Rateable Value

Rateable Value (2023): £38,250

## EPC

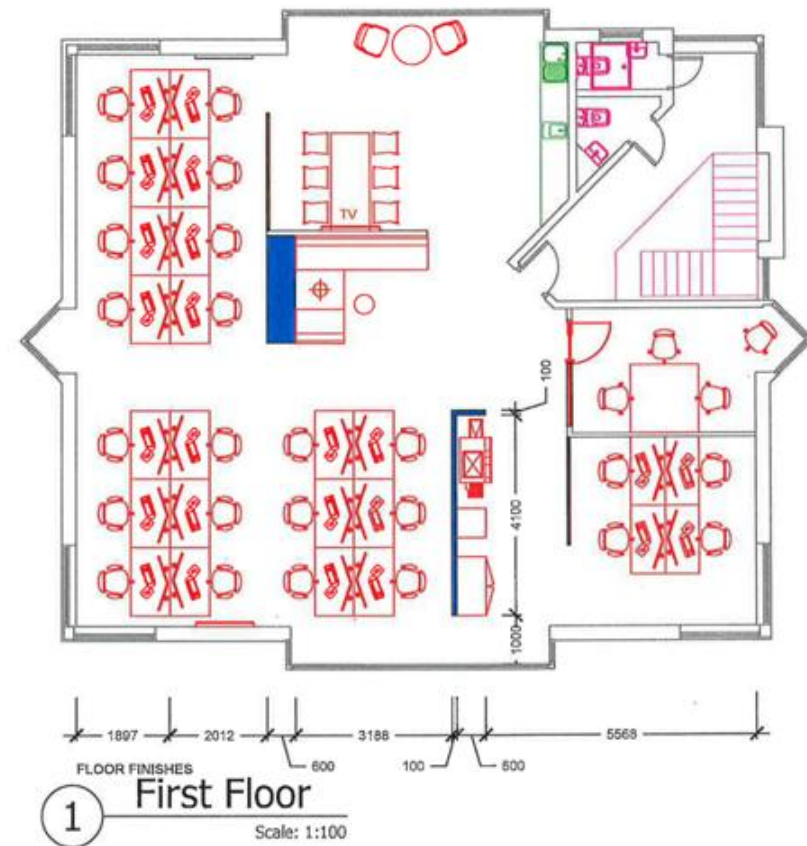
We understand the property has an EPC rating of C - 64.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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





FLOOR PLAN For identification purposes only.



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## Terms

The property is available to let by way of an effectively new full repairing and insuring lease for a term to be agreed at a rent of £44,000 per annum exclusive.

There is a service charge of £3,882 per annum. Buildings Insurance is £625 per annum.

## 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:

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22 September 2025

