



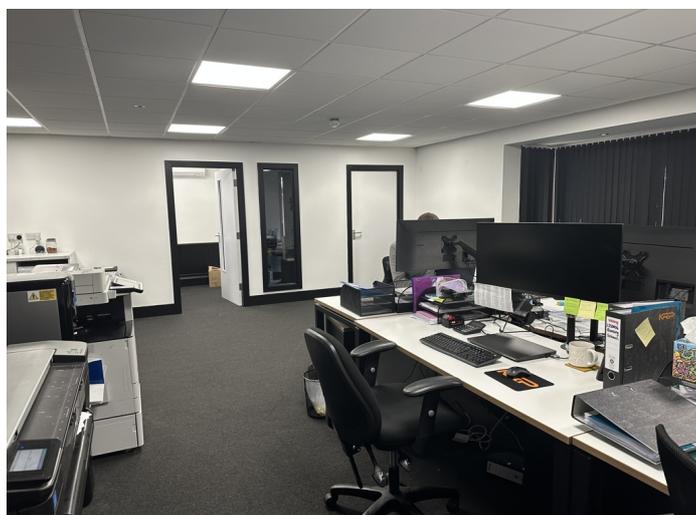
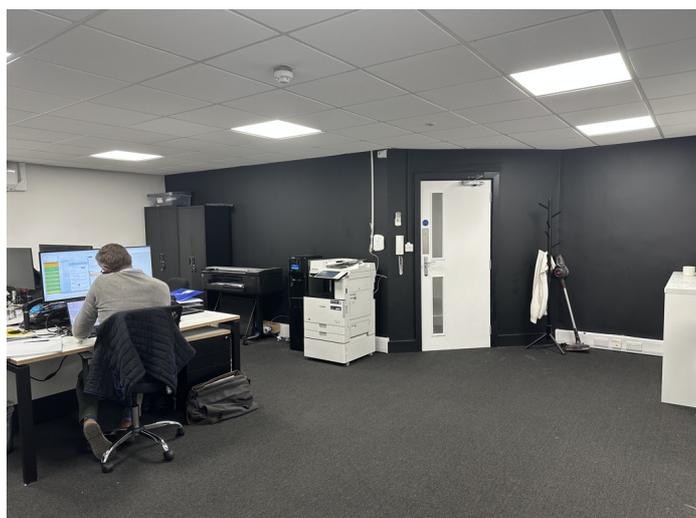
Waterberry Drive
Waterlooville, Hampshire, PO7 7YH

TO LET

Modern Office Suite Total NIA - 60.48 sq m (651 sq ft).

Key Features:

- Well located close to A3(M) and M27
- Allocated Parking
- Mainly open plan office suite
- New EFRI lease available
- Kitchenette Facilities
- Rent £12,000 pax
- Small Business Rate relief possible





Waterberry Drive
Waterlooville, Hampshire, PO7 7YH

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.

A "Little Acorns" childcare day nursery and Horizon Leisure Centre is situated opposite the development.

Description

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 5, Suite E comprises a mainly open plan office suite with two separate meeting rooms, shared kitchenette and WC facilities.

The accommodation also benefits from allocated parking.

Accommodation

We understand the accommodation has a NIA of 60.48 sq m (651 sq ft).

EPC

We understand the property has an EPC rating of C.

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.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £12,000 per annum exclusive.

There is a service charge of £7,626 pa, which includes electricity, gas and water.

The buildings insurance is £156.60 pa.

Business Rates

Rateable Value (2023): £9,400

Rateable Value (Scheduled for Implementation from 1st April 2026): £10,500

Occupiers will pay approximately 50% of this per annum (on sub £50,001 Rateable Values) and approximately 55% on Rateable Values above.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability:
<https://www.gov.uk/find-business-rates>.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

17 December 2025

Viewings and Further Information

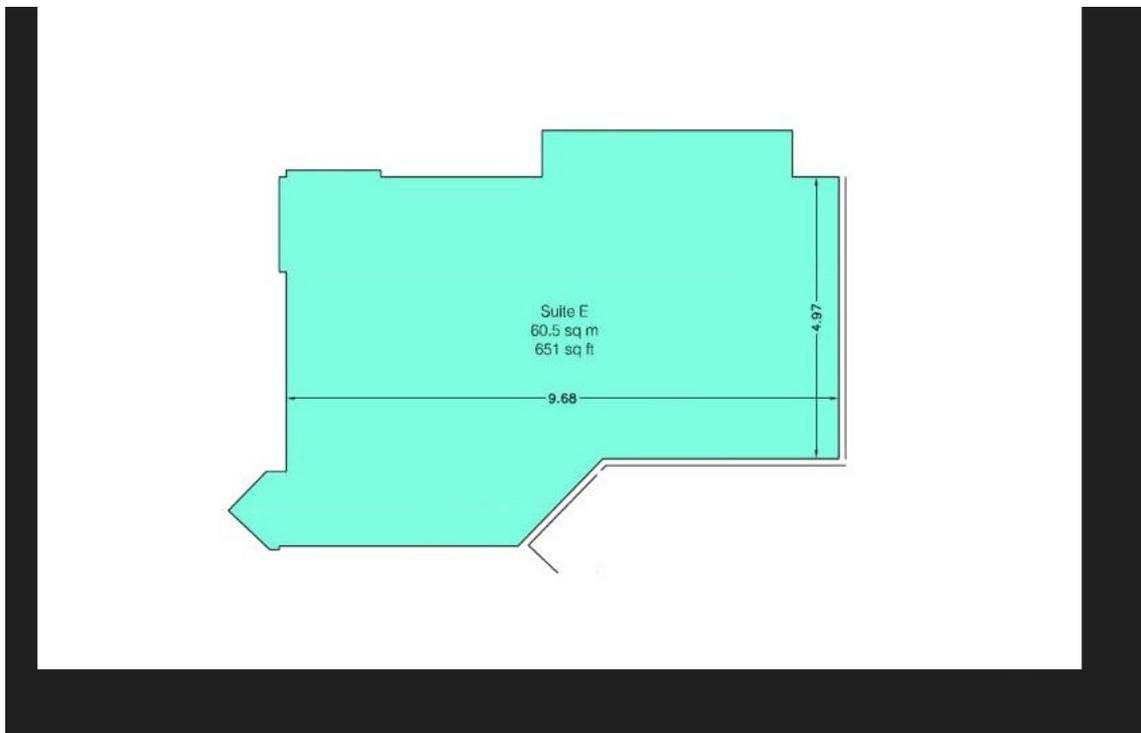
Please contact the sole agents Flude Property Consultants:

Lizzie Cottrell
l.cottrell@flude.com
02392 629006
www.flude.com





Floor Plan



For identification purposes only.