

FOR SALE/TO LET - OFFICE

UNITS 19A & 19B PICTON HOUSE, HUSSAR COURT,
WATERLOOVILLE PO7 7SQ

01923 845 222
property@vdbm.co.uk



VDBM
Chartered Surveyors

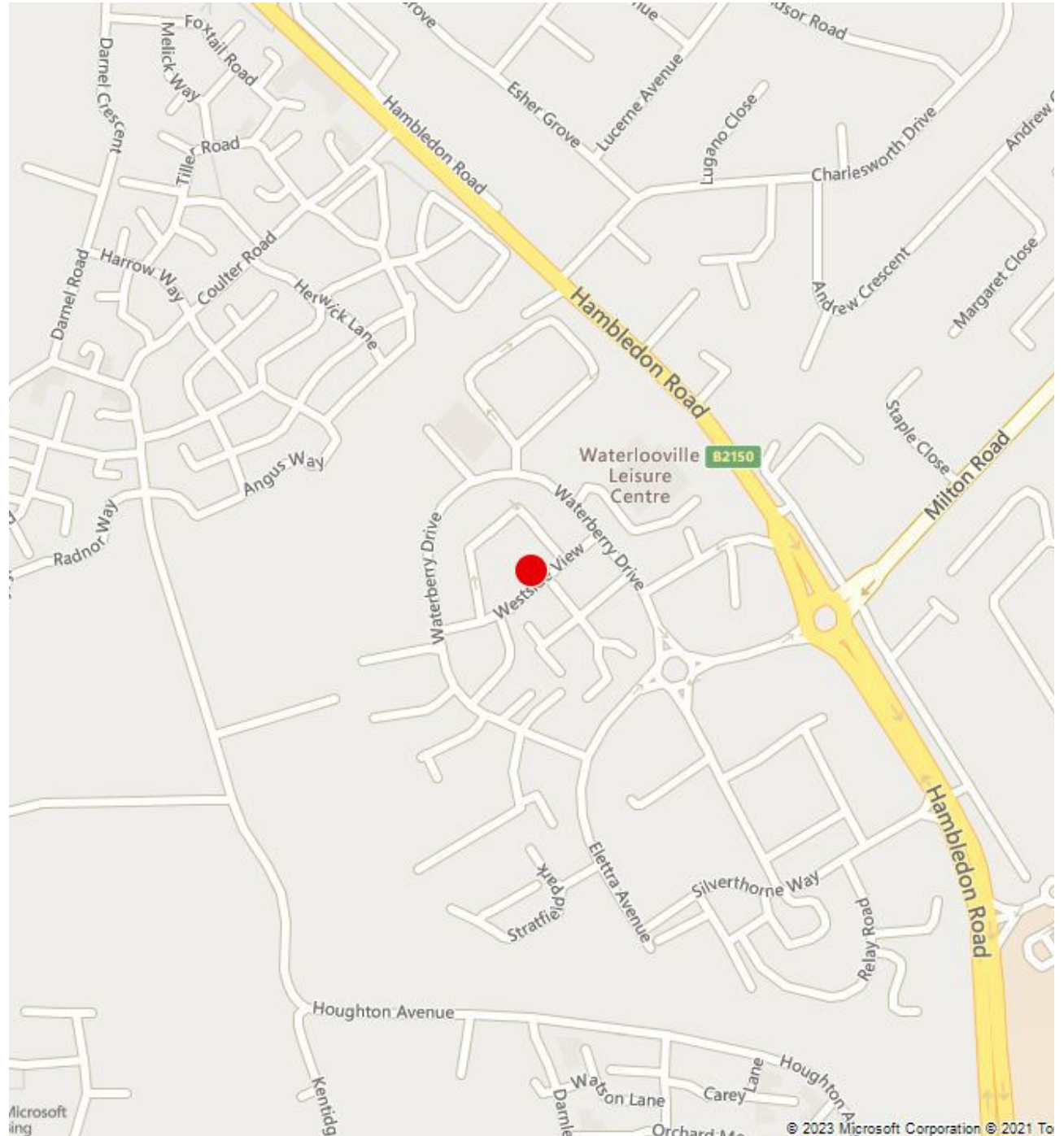
KEY FEATURES

- AVAILABLE FOR SALE OR TO LET
- POPULAR BUSINESS LOCATION
- RECENTLY REFURBISHED FIRST FLOOR OFFICE SUITE
- SUSPENDED CEILINGS
- LED LIGHTING
- KITCHEN & WC FACILITIES

LOCATION

The property is located in Hussar Court, a high-quality office development forming part of the Brambles Business Park in Waterlooville. The park is home to a number of established businesses and benefits from an attractive landscaped setting and excellent road connectivity.

The site is within easy reach of the A3(M) providing quick access to Portsmouth, Guildford and the M25. There are large supermarkets on the estate, a McDonalds and a retail park.







DESCRIPTION

An excellent opportunity to acquire or lease ground floor and first floor offices. The offices are situated within Picton House, forming part of the well established Hussar Court, part of the popular Brambles Business Park.

The first floor office has been upgraded to a high standard and are ready for immediate occupation. The suite benefits from a professional specification including suspended ceilings, LED lighting, full carpeting, WC and kitchen facilities and 10 allocated car parking spaces - a generous provision for occupiers.

The ground floor could be refurbished or alternatively an allowance would be given for the incoming party to carry out the works.

Hussar Court is professionally managed by Country estates ensuring a well-maintained and attractive business environment.

BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £23,250
Rates Payable: £11,600 (2025/2026)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.



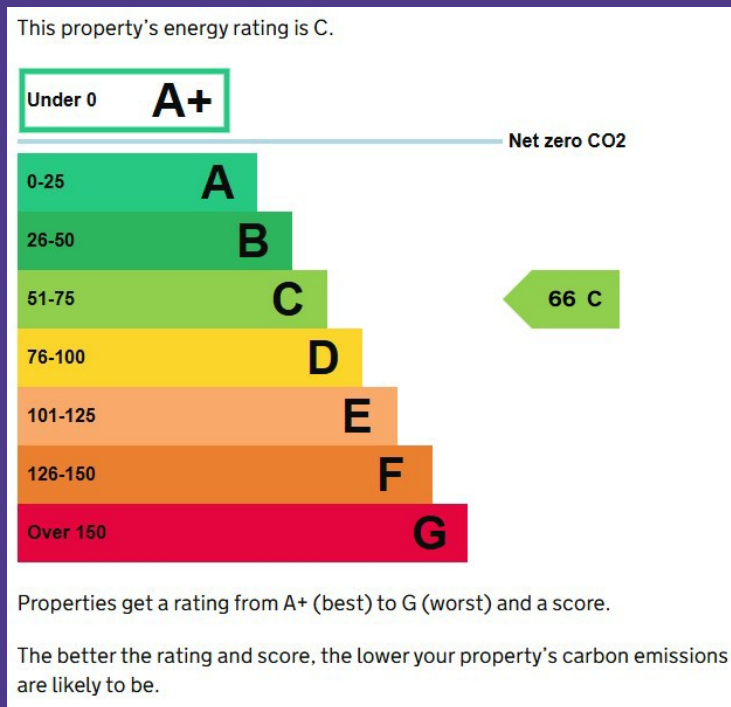
ACCOMMODATION	SQ FT	SQ M	ANNUAL RENT
UNIT 19B	2,221	206.33	£19,950
UNIT 19A	2,140	198.81	£19,250

EPC

Energy performance certificates (EPC) are available upon request.

Unit 19A - C (66)

Unit 19B - C (58)



RENT

£19,250 - £39,200 per annum exclusive plus VAT

PRICE

£250,000 - £510,000 Guide Price plus VAT

TERMS

Rental - New full repairing and insuring leases for a terms to be agreed.

Sale - Our client holds long leasehold interests on each property for 125 years from 30th September 1988 at a ground rent of £100 per annum.

LEGAL COSTS

The incoming tenant to bear the landlord's reasonable legal costs.

VIEWING

Strictly by appointment through VDBM.
 toby.woodward@vdbm.co.uk 01923 845221

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