



TO LET

Waterberry Drive
Waterlooville, Hampshire, PO7 7YH



Key Features

- Well located close to A3(M) and M27
- First floor office suite
- Mainly open plan office suite
- Parking for seven cars
- Kitchenette Facilities
- New EFRI lease available
- Rent £17,750 pax





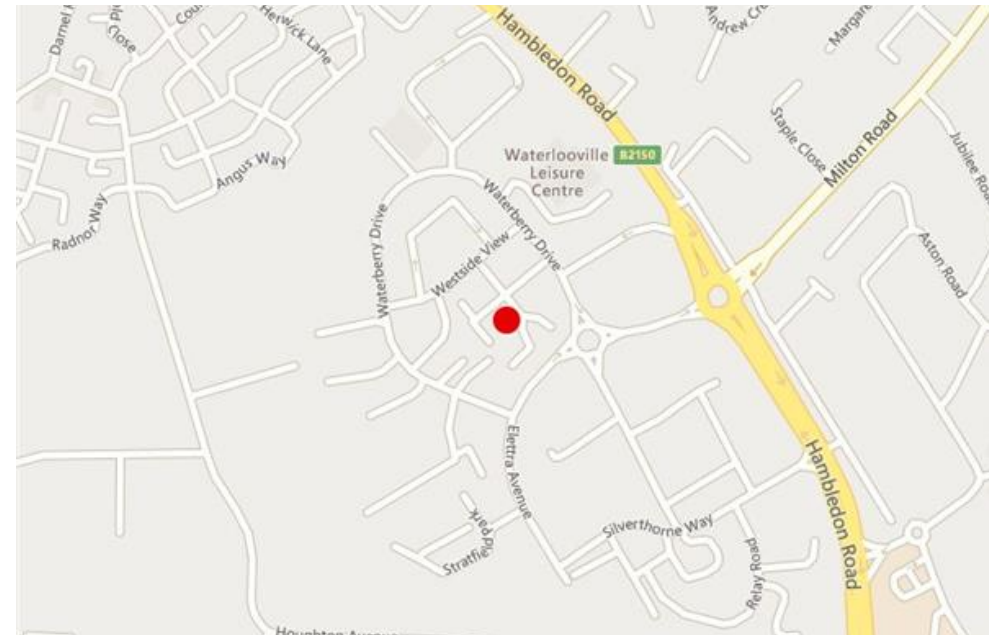
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Location & Situation

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.

6b The Briars comprises a modern principally open plan first floor office suite. The office benefits from recessed lighting, suspended ceilings, data trunking a kitchenette and shared toilets. The offices have seven allocated parking spaces.

We understand the accommodation has a NIA of 113.34 sq m (1,220 sq ft).





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Rateable Value

Rateable Value (2023): £14,750

EPC

We understand the property has an EPC rating of C - 60 (expiring 7 June 2035).

Planning

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





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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 £17,750 per annum exclusive.

The service charge is currently £3,641.55 per annum (including gas) and the building insurance is currently £232.35 per annum.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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22 January 2026

