



**TO LET**

Waterberry Drive  
Waterlooville, Hampshire, PO7 7YH



## Key Features

- Well located close to A3(M) and M27
- Suspended ceilings, perimeter trunking, LED lighting air conditioning/ heating and fibre broadband installation
- EPC rating A
- Parking
- New EFRI lease available, subject to vacant possession
- Rent £12,000 pa
- Finished to a high standard





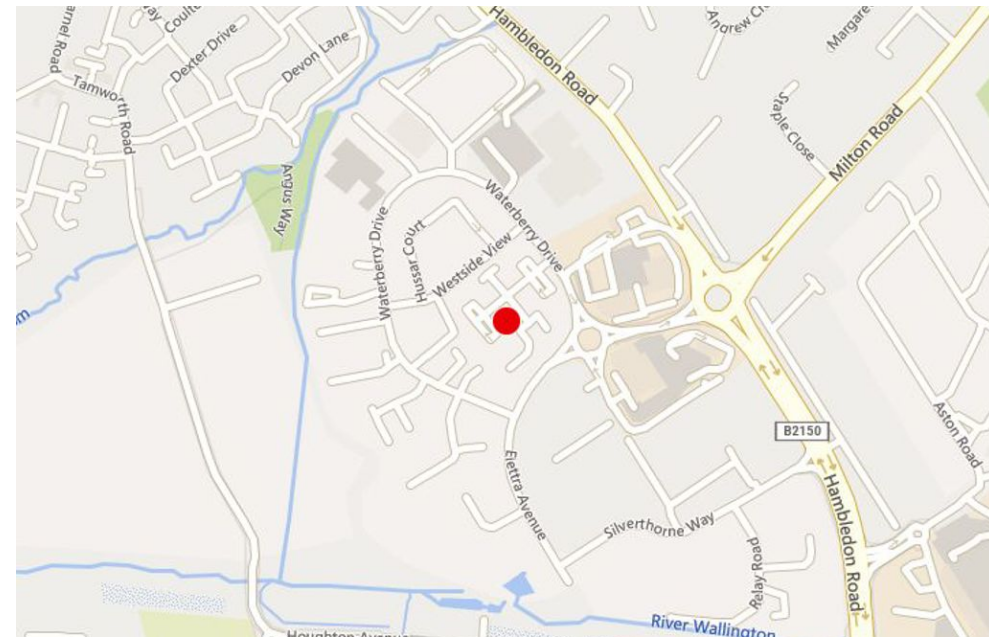
Waterberry Drive  
Waterlooville, Hampshire, PO7 7YH

## 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.





## 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.

Unit 5 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
Unit 5, Suite A	618	57.41
Unit 5, Suite B	260	24.15
Total	878	81.57





Waterberry Drive  
Waterlooville, Hampshire, PO7 7YH

## Rateable Value

Rateable Value (2026):

Suite A - £9,900

Suite B - £3,850

Occupiers will pay approximately 43% of this per annum.

## EPC

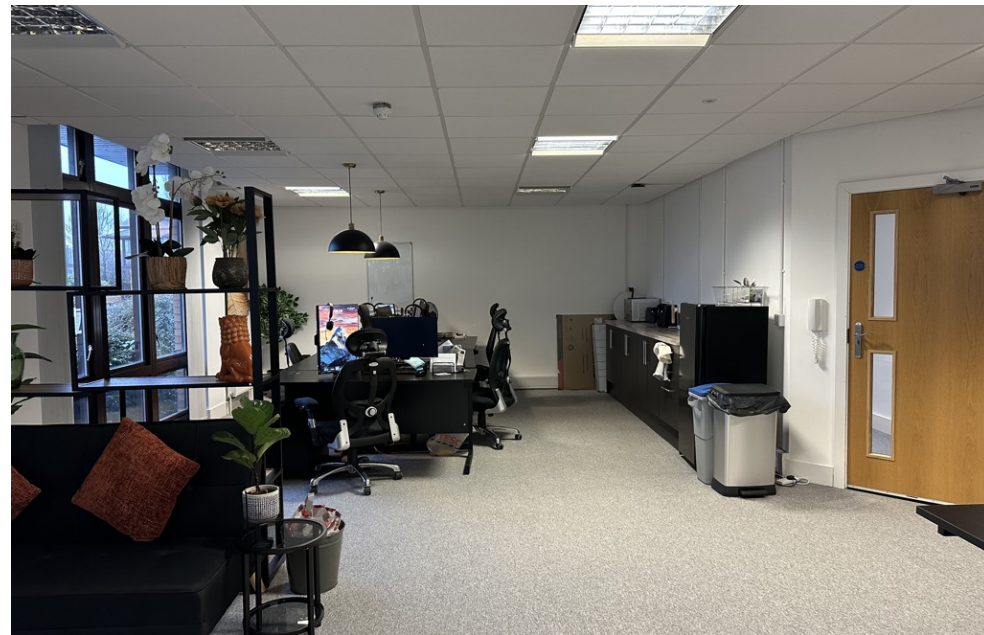
We understand the property has the following EPC ratings -

Suite A - C (61)

Suite B - C (70)

## Planning

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





Waterberry Drive  
Waterlooville, Hampshire, PO7 7YH

## 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.

The service charge is £10,123 per annum, which includes gas, electricity, and water. The building insurance is £174.06 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:

Lizzie Cottrell  
l.cottrell@flude.com  
02392 629006

Sebastian Martin  
s.martin@flude.com  
07800 562509

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.

2 March 2026

