

# FOR SALE / TO LET



## HOLLOWAY ILIFFE & MITCHELL

### GROUND FLOOR OFFICE WITH PARKING

1,250 Sq Ft (116.13 Sq M)

**20A Picton House  
Hussar Court  
Westside View  
Waterberry Drive  
Waterlooville**

**SATNAV PO7 7SQ**



- ▼ Good Onsite Parking
- ▼ Established Office Park
- ▼ High Broadband Speed
- ▼ Security Patrols



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Commercial Estate Agency > Property Management > Valuations > Development Advice  
Rating > Investment Advice > Building Surveys > Arbitration > Rent Review / Lease Renewal

## LOCATION

Hussar Court is situated on the popular Brambles Business Park which has many well known occupiers in the vicinity.

Brambles Business Park is connected by dual carriageway to the A3(M) / M27 motorway network. Convenient access is therefore available from London, Guildford, Chichester, Portsmouth and Southampton.

The area is served with public transport, leisure facilities and the Town Centre is within 1 mile to the east.

## DESCRIPTION

Hussar Court comprises of a range of ground and first floor office suites, all self-contained to include toilet and kitchen facilities. All units have been finished to a modern standard.

Unit 20A is located on the ground floor of Picton House, situated mid terrace within the modern business development. The unit is currently open plan and will benefit from suspended ceilings, flush lighting, double glazing, kitchenette and WC facilities.

4 designated parking spaces are allocated to this unit.

## ACCOMMODATION

20A Picton House **116.12 sq.m / 1,250 sq.ft**

Please note the above measurements are measured in GIA in line with other premises available on site and not in line with the international property measurement standards (IPMS3).

## TERMS

£12,000 per annum

Available soon on a new full repairing and insuring lease for a term to be agreed.

Alternatively the property is available for sale at £140,000 for the long leasehold interest exclusive of VAT.

## BUSINESS RATES

Rateable value: £10,750.

Uniform business rates payable for 2017-2018: £0

Source: voa.gov.uk

The above calculations are based on the following limitations:

- Small business rate relief applies only to occupied properties.
- A percentage reduction in your rates bill only applies if you only occupy one property.

You are advised to confirm the rates payable with the local council before making a commitment.

## OTHER COSTS

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees.

Additionally building insurance is also payable.

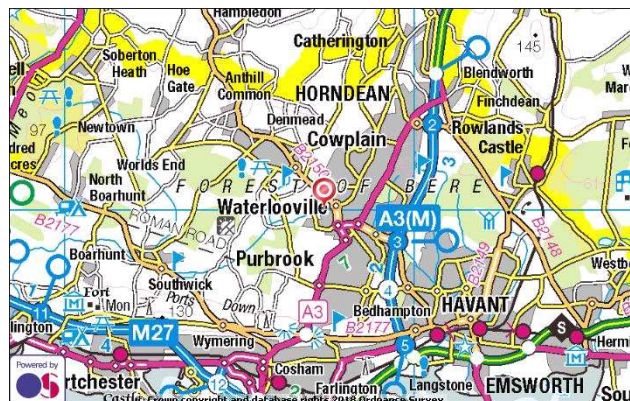
Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.

## EPC RATING

D (99)

## LOCATION PLAN



## DISCLAIMER

Holloway Iliffe & Mitchell Limited

Registered Office: 10 Acorn Business Park North Harbour Road Portsmouth PO6 3TH

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property.

## VIEWING

Strictly by appointment  
with sole agents

Luke Mort

T 023 9237 7800

E luke@hi-m.co.uk

**023 9237 7800**

**HOLLOWAY  
ILIFFE &  
MITCHELL**

**hi-m.co.uk**



As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk) or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806) in accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.