

Country Estates

Professional Properties, for Professional Businesses



HUSSAR COURT

WATERLOOVILLE, HAMPSHIRE

AN AWARD WINNING,
ESTABLISHED DEVELOPMENT

BUSINESS SPACE FROM 450 TO 2,500 SQ.FT*

*GROSS EXTERNAL



HUSSAR COURT

AN AWARD WINNING, ESTABLISHED DEVELOPMENT OF 25 UNITS

An award winning, established development of 25 units, located a mile from the town of Waterlooville. The area is alive with new businesses. The Court is already home to many local and international companies in the technology, finance, leisure and security sectors. They enjoy the quiet working atmosphere and the light-filled spacious accommodation. Occupiers have allocated parking close to each building.

These high quality self contained buildings have the benefit of unrestricted 'B1 Business Use' workspace, allowing use as offices and clean production processes. The two storey buildings are open plan and designed for maximum flexibility.

■ **Broadband**

High Speed Broadband service is now available on the Court.

■ **Security**

Hussar Court is patrolled several times a night by a well established security company which is fully compliant with all current security legislation. Park street lighting is maintained under the estate management operation. The site is also covered by a 24 hour CCTV system.

■ **Rent or Buy**

Units are available on flexible lease terms. We also offer an option to buy a long term leasehold. Check our website: www.countrystates.co.uk and click on Waterlooville for current availability and rates.



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■ Site Plan



■ Award Winning Estates Management

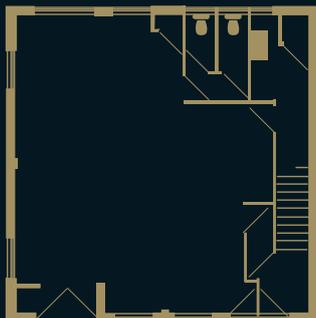
Services such as exterior building cleaning, waste management and site maintenance are directly controlled by Country Estates. The garden and parking areas are cared for by the Court's own gardener. Seasonal bedding displays at the Court entrance provide a colourful welcome to tenants and their visitors. Our Estates Manager is on site each week and can offer advice and help to resolve any problems that may arise.

■ The Brambles Business Centre

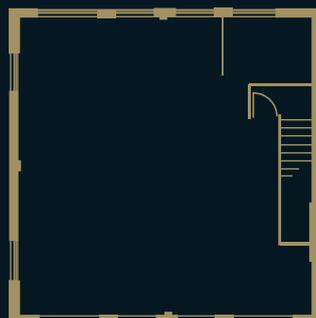
Hussar Court is also home to the Brambles Business Centre, short term office suites on fully inclusive rentals. Please see the dedicated Centre brochure or log onto our website for current suite availability.

■ Specifications

- Flexible internal layout
- Brickwork elevations
- Pitched Slate roof
- Low maintenance exteriors
- Solid concrete ground floors
- Double doors for easy access
- Suspended ceilings
- High quality heavy duty carpets
- Allocated parking



Ground Floor



First Floor

Plans above are of a 2,500 sq.ft unit (gross external)



WATERLOOVILLE

The Court is just a mile from this thriving town with a good range of shops and services. A leisure centre is adjacent to the Court for lunchtime and after work swimming, with it's own gym. A popular lunch café is next to the Court and a children's nursery is 100 metres away.

Transport links are good. With close M27 and A3(M) access, Southampton airport 30 minutes away and rail service to London within 15 minutes, it has easy business and leisure access to London, the South Coast and the West Country. From modern homes in waterside developments, to country cottages, you'll enjoy a good lifestyle here.

For your leisure time, racing at Goodwood, the New Forest, Portsmouth Historic Dockyard, great beaches and country pubs are all close at hand. Golf courses, horse riding and coastal and inland water sports are also available.

■ Directions

From junction 3 of the A3(M), follow signs for 'Waterlooville', then signs for 'Brambles Industrial Estate'. Turn left at the Toyota Garage roundabout, then right at the next small roundabout. Turn left into Westside View and right into the Hussar Court entrance next to the Cannon feature. The postcode for Sat Nav is PO7 7SG.



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SALES AND HEAD OFFICE

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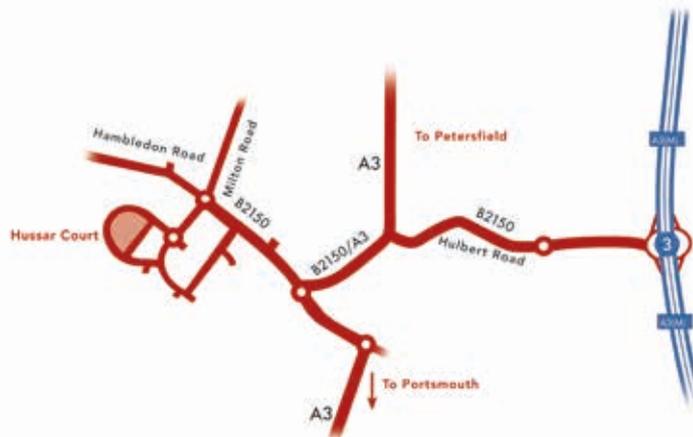
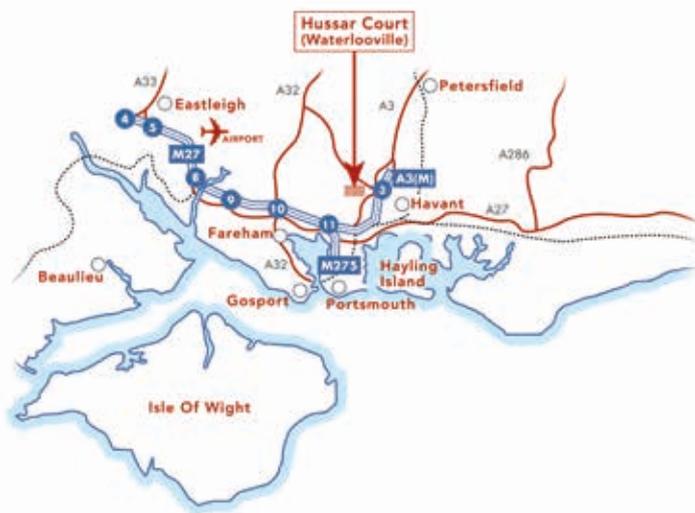
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Visit our website for Property investments and up to date availability on all our sites in Southern England.

No responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warrant whatever is made or given either during negotiations, in particulars or elsewhere and applicants should satisfy themselves as to the accuracy of all information furnished to them.



HUSSAR COURT SALES OFFICE

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