# TO LET

## MODERN HEADQUARTER OFFICES

## PART 2ND FLOOR – 8,358 SQ FT

- **1 mile from J4 M3 motorway**
- **On site restaurant and gym**
- **Mature business park environment**
- **Excellent car parking ratio of 1:170 sq ft**

ParkView

Watchmoor Park, Camberley **Surrey GU15 3YL**

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- OUTSTANDING CAR PARKING RATIO (1:170 SQ FT)
- FOUR PIPE FAN COIL AIR CONDITIONING
- 4 X 8 PERSON LIFTS
- RAISED FLOORS
- SUSPENDED CEILINGS
- LG7 ENERGY EFFICIENT LIGHTING
- SHOWERS
- ON SITE RESTAURANT AND GYM

## DESCRIPTION

Park View provides a prestigious headquarters office building which was refurbished in 2020. The office accommodation is arranged over four floors with the vacant space being situated on the second floor.

The double height reception area is finished in a modern and contemporary style providing a high quality corporate image when entering the building.

The floor plates are configured to provide flexibility in space planning terms to enable the accommodation to meet the requirements of the modern office occupiers needs.

A restaurant providing a full catered breakfast and lunch service is provided on the ground floor along with a fully equipped and staffed gymnasium available to the tenants.

Externally the building is surrounded by mature landscaping including a water feature and extensive on site car parking.

## LOCATION

Watchmoor Park is widely regarded as one of the best established Business Parks in the wider M3 corridor with mature well-manicured landscaping and water feature lakes. Park View is located in the most prominent position facing the entrance to the business park.

Watchmoor Park is linked by a dual carriageway (A331) directly to junction 4 of the motorway less than 1 mile to the south, thereafter providing easy access to London, the M25 and the rest of the motorway network. To the north the A321 leads directly to Bracknell, Reading and the M4 motorway.

Farnborough mainline railway station, which provides a fast and efficient rail service to London Waterloo (fastest journey time approximately 35 minutes) is approximately 2.5 miles away. Blackwater station is approximately 1 mile to the north providing a regular service running between Reading and Guildford and then onto Gatwick Airport.

## ACCOMMODATION

Measurements are on a net internal basis.

| | SQ FT | SQ M | Parking Spaces |
|---|---|---|---|
| Part Second Floor | 8,358 | 776.48 | 49 |

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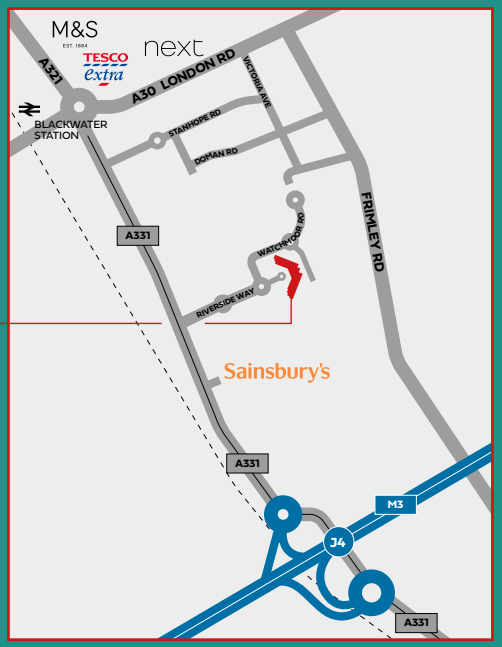


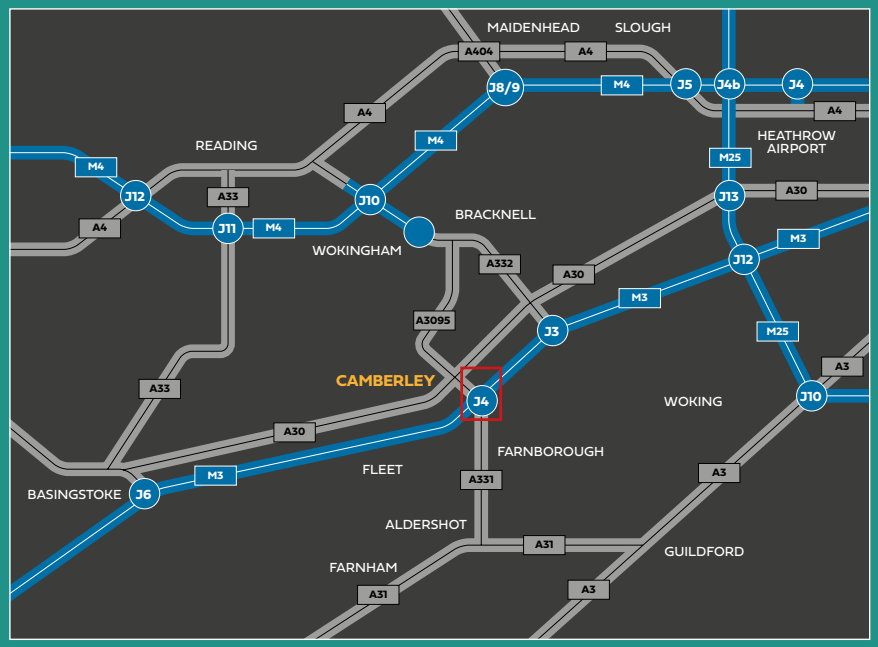


## BY ROAD

Approximate travel distances

| | |
|---|---|
| M3 (Junction 4) | 1 mile |
| M4 (Junction 10) | 8 miles |
| M25 (Junction 12) | 12 miles |
| Central London | 33 miles |
| Heathrow Airport | 19 miles |
| Farnborough Station | 3 miles |
| Blackwater Station | 1 mile |

## BY RAIL

Approximate travel times

| | |
|---|---|
| London Waterloo (from Farnborough) | 38 mins |
| Reading (from Blackwater) | 17 mins |
| Guildford (from Blackwater) | 17 mins |
| London Paddington (from Blackwater via Reading) | 50 mins |
| Gatwick (from Blackwater) | 59 mins |

## TERMS

The offices are available by way of a new lease.

## CONTACT

For more information, or an appointment to view, please contact the joint agents.


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