Office
TO LET

CURCHOD&CO



Unit 17 Watchmoor Trade Centre

Watchmoor Road, Camberley, GU15 3AJ

First floor office

857 sq ft

(79.62 sq m)

- 2 onsite parking spaces and additional road parking nearby
- Predominantly open plan office space
- Separate meeting room/office
- 24/7 access
- Close walking distance to a Sainsburys/Starbucks
- Daily on site postal collection

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Summary

Available Size	857 sq ft
Rent	£1,000 per month
Rateable Value	£11,750 Small Business Rates relief should apply if this is your only business premises
Service Charge	£3,765 per annum approx
EPC Rating	Upon enquiry







Description

Watchmoor Trade Centre is a mixed use property comprising of storage, light industrial and small offices units. Unit 17 is a first floor office suite, which is available on flexible terms. The unit is due to be refurbished with the lighting upgraded to LED fittings.

Location

Camberley is an established commercial centre within the Blackwater Valley conurbation. Watchmoor Trade Centre is perfectly situated for easy access to the A331 and the M3 giving fast access to London and the South Coast. The M25 is just 13 miles away. A large Sainsburys Super Store is within easy walking distance and a very large M&S, Tesco and Next are less than 5 minutes' drive away.

Terms

A new lease/licence for a term to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Cost/VAT

Each side to be responsible for the payment of their own legal cost incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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