Industrial / Warehouse

TO LET

CURCHOD&CO

Unit 1, Watchmoor Road

Watchmoor Park, Camberley, GU15 3AQ

Industrial/warehouse unit

12,152 sq ft

(1,128.96 sq m)

- 7 parking spaces at the front and yard/loading space at the side
- Eaves height 6m and 7.68m
- LED lights
- 3 phase power
- Perimeter trunking to offices
- Radiator central heating to offices

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Summary

Available Size	12,152 sq ft
Rent	£15 per sq ft
Rates Payable	£46,800 per annum
Rateable Value	£97,500
EPC Rating	Upon enquiry

Description

The property comprises a typical portal frame warehouse with a single storey office on the front elevation. A small mezzanine storage area has been provided which can be retained or removed to suit occupier requirements.

Loading to the warehouse is via 2 loading doors on the side elevation accessed from a self contained yard. A separate car parking area is situated to the front of the building.

Location

Watchmoor Road is situated to the rear of the prestigious Watchmoor Business Park with direct dual carriageway access via the A331 Blackwater Valley Relief Road, approximately 1.3 miles from Junction 4 of the M3 motorway.

The estate is situated within close proximity to Blackwater train station which provides a service running between Reading and Guildford. Alternatively Farnborough is a short drive away and on the main line operating regular train services to London Waterloo and

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	10,657	990.07
Ground - Office	951	88.35
Mezzanine - Storage	544	50.54
Total	**12,152**	**1,128.96**

Terms

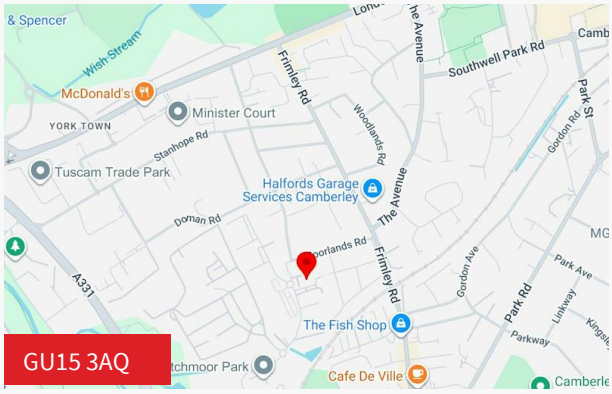
The property is available by way of a full repairing and insuring lease for a term to be agreed.

Anti Money Laundering

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

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs. Prices are quoted exclusive of VAT.



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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C10
C4
C5
B3
B8
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