Office
TO LET

CURCHOD&CO

Unity - Second Floor

Building A, Watchmoor Park, Camberley, GU15 3YL

Modern offices within a prestigious building on Watchmoor Park

1,650 to 7,520 sq ft

(153.29 to 698.63 sq m)

- Excellent natural light
- Highly accessible location less than 1 mile to J4 of M3
- Various size options available
- generous parking provision
- LED lighting
- Raised floors
- Attractive reception area

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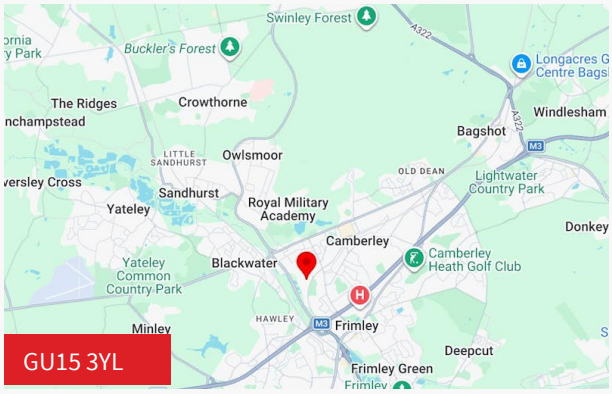
Summary

Available Size	1,650 to 7,520 sq ft
Rent	Rent on application
Business Rates	The rates will be amended when the floor is split
Service Charge	£9.56 per sq ft
EPC Rating	Upon enquiry



Description

Unity is a prominently positioned office building set in what is regarded as Camberley's most established business park. Unity is positioned in the centre of the business park, surrounded by attractive mature landscaping. The property has been extensively refurbished throughout to a high level and has a contemporary reception area, which provides a pleasing first impression.

The second floor of the property is available and this can be let as one office or split to provide smaller suites. The property benefits from excellent natural light making it feel bright and airy throughout. The property benefits from air conditioning and generous on site parking.

Location

Watchmoor Park is linked by a dual carriageway (A331) directly to Junction 4 of the M3 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. London Heathrow is just 19 miles aways.

Blackwater, Camberley and Farnborough mainline railway stations are all within close proximity, with Farnborough Main providing a fast and frequent rail service to London Waterloo (fastest journey time approximately 35 minutes) approximately 2.5 miles away. Blackwater Station which is less than a mile away and provides a regular service running between Reading and Guildford and then onto Gatwick Airport.

Terms

The offices are available by way of a new 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 purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

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

Prices are quoted exclusive of VAT which will 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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