



Unit 6 Watchmoor Trade Centre

Watchmoor Road, Camberley, GU15 3AJ

Workshop/storage unit with small office

1,102 sq ft

(102.38 sq m)

- 24 hour access
- Direct access to unit via double doors
- On site parking
- Small office with natural light
- On site daily postal collection
- Close walking distance to Sainsburys Supertore

Summary

Available Size	1,102 sq ft
Rent	£16,530 per annum
Rateable Value	£8,700 This unit will qualify for 100% rates relief
Service Charge	£8,110 per annum Includes electric
EPC Rating	D (87)

Description

Watchmoor Trade Centre is a mixed-use property comprising of warehouse units and small offices. Unit 6 is located at the end of a driveway, with direct access into the unit via a double door. The unit provides a useful combination of storage / workshop space, with a pleasant first floor office which benefits from natural light.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	793	73.67
1st - Office	309	28.71
Total	1,102	102.38

Terms

The unit is available by way of a new lease for a term to be agreed.

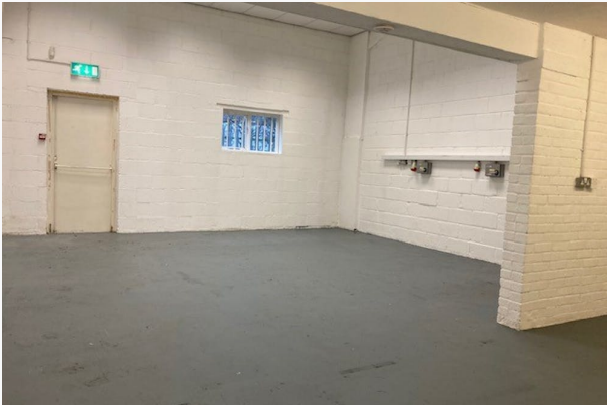
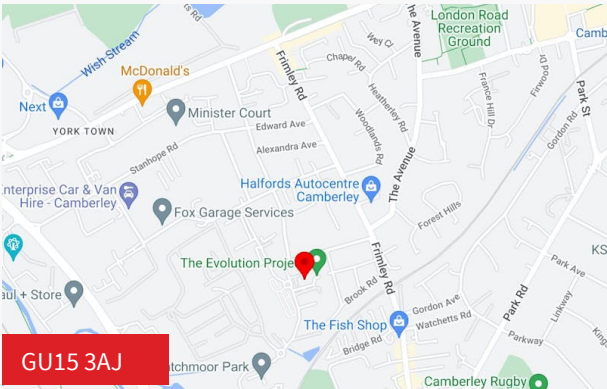
Anti Money Laundering

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 party to be responsible for the payment of their own legal fees incurred in the letting.

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



Viewing & Further Information

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