EXTENSIVELY REFURBISHED

UNITY

WATCHMOOR PARK
CAMBERLEY GU15 3YL

1,651 TO 14,715 SQ FT

(153.38 TO 1,367.07 SQ M)

MODERN OFFICE SUITES TO LET
FULLY FURNISHED AVAILABLE

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 Camberley's premier 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.

Office suites from 1,651 sq ft are available, with the largest suite on one floor being 7,520 sq ft. All offices benefit from a good mix of open plan workspace and meeting rooms and have excellent natural light, LED lighting and air conditioning. Most of the suites will further benefit from having their own attractive kitchen.



EXCELLENT
natural light

less than
1 mile
HIGHLY ACCESSIBLE
location – less than a mile to J4 of M3

RAISED FLOORS

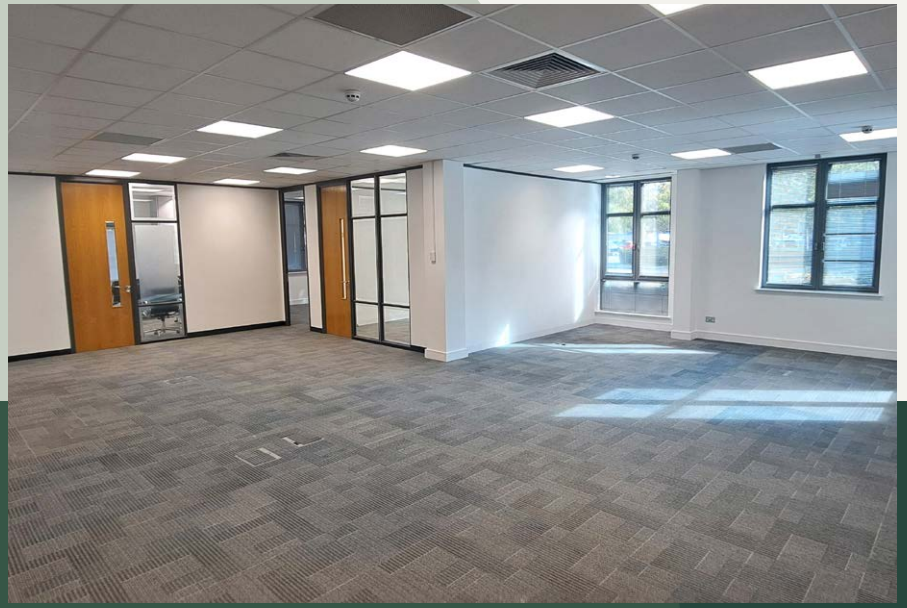
GENEROUS
car parking

LED LIGHTING
& air conditioning

KITCHENS
to most suites

EXTENSIVELY
refurbished





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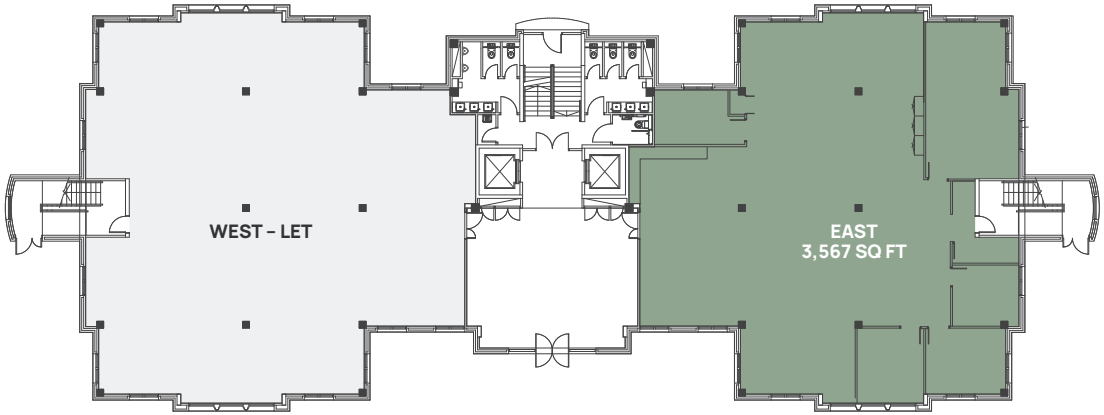
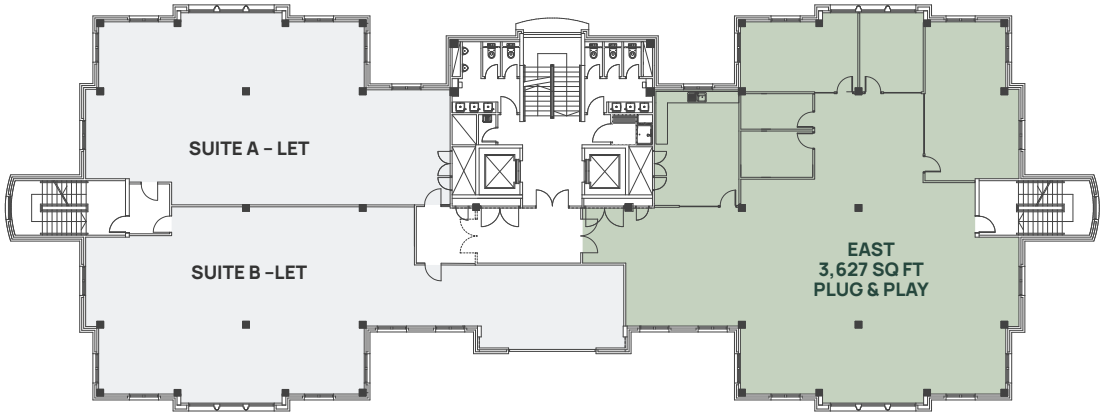
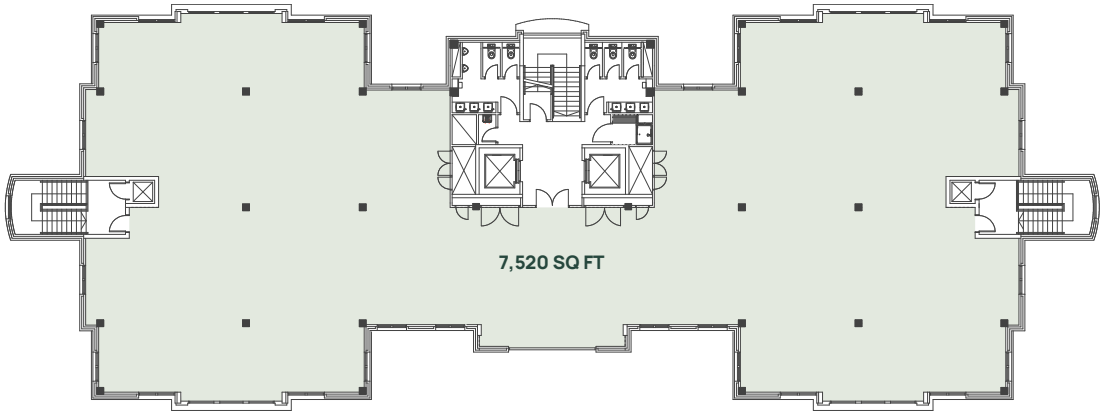


GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

AVAILABILITY

	SQ FT	SQ M
Ground Floor – West	LET	
Ground Floor – East	3,567	331.39
First Floor – Suite A	LET	
First Floor – Suite B	LET	
First Floor – East*	3,627	336.95
Second Floor **	7,520	698.63
TOTAL	**14,714**	**1,366.97**

*Available as a fully furnished Plug & Play suite.

**The second floor can be sub-divided into suites from 1,651 sq ft.



First Floor East – Plug & Play Suite



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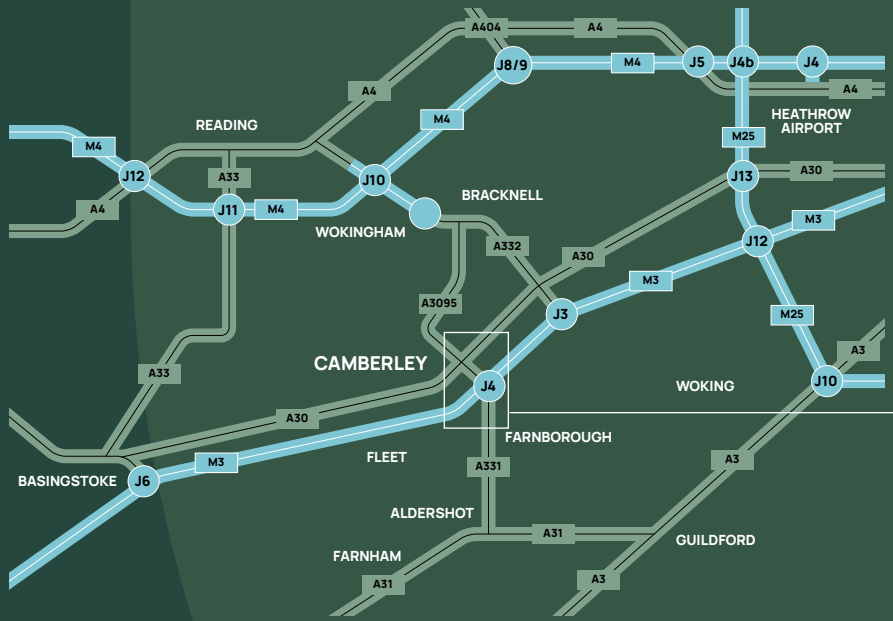
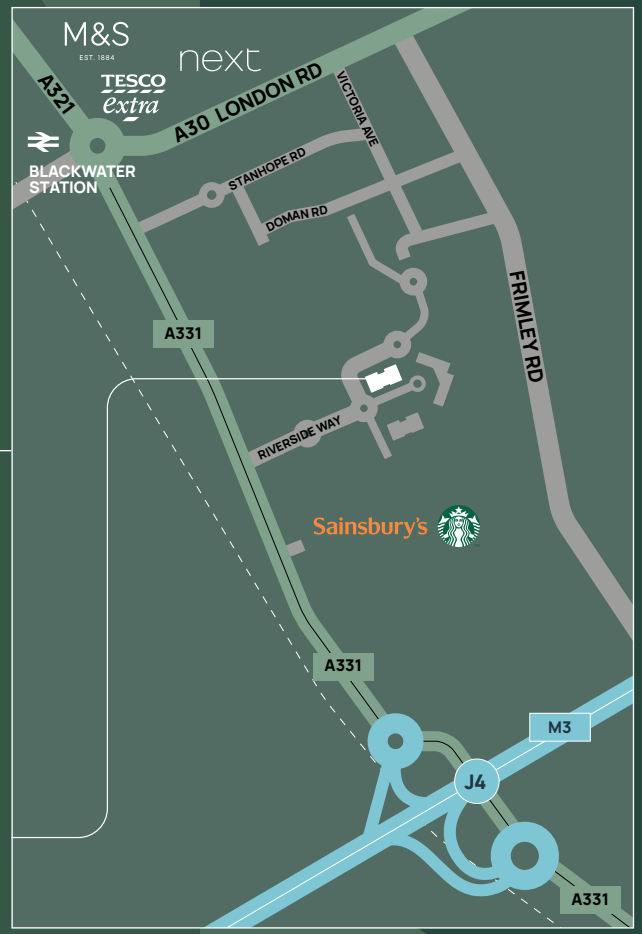
LOCATION

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 away.

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.





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FOR MORE INFORMATION CONTACT THE JOINT AGENTS:

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TERMS

The offices are available by way of a new lease for a term to be agreed.

EPC

Upon enquiry.

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.

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