

UNITY

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BUILDING

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Ground Floor Offices TO LET

3,567 ft² / 331 m²

Watchmoor Park,
Camberley, Surrey GU15 3YL



Description

Prominently positioned in the centre of the park, Unity is a prestigious office building which has been comprehensively refurbished to a very high standard.

The reception has been redesigned and remodelled in a contemporary style and provides a striking first impression on arrival.

The office suite itself benefits from excellent natural light making it feel bright and airy. There are currently several separate meeting rooms/offices and a large open plan working space. The offices can either be retained or removed if required. There is a large kitchen/breakout area, and the property benefits from air conditioning.

Externally the building is surrounded by mature landscaping and extensive on-site car parking.

Availability

East Wing 3,567 ft² / 331 m²

Car Parking Spaces 18

A further area of storage is available of up to 1,697 ft².

Terms

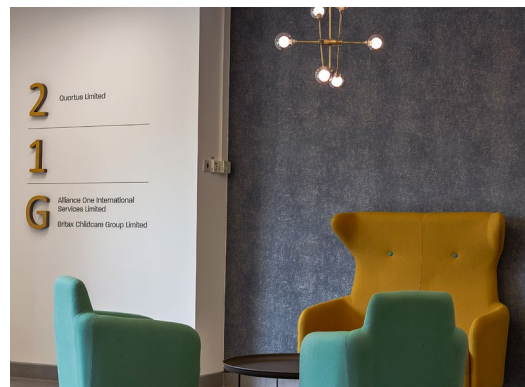
The property is available by way of a new fully repairing and insuring lease upon terms to be agreed.

Floor Plan



Office partitions can be adjusted or removed to suit specific occupier requirements

For identification purposes only



Features



Landscaped Business Park Environment



Excellent Access to Junction 4 of the M3



Outstanding Car Parking Provision - 18 Spaces



A short walk to Sainsbury's with Starbucks.



Remodelled and Redesigned Reception



Four Pipe Fan Coil Air Conditioning



2 X 8 Person Lifts



Raised Floors



Suspended Ceilings



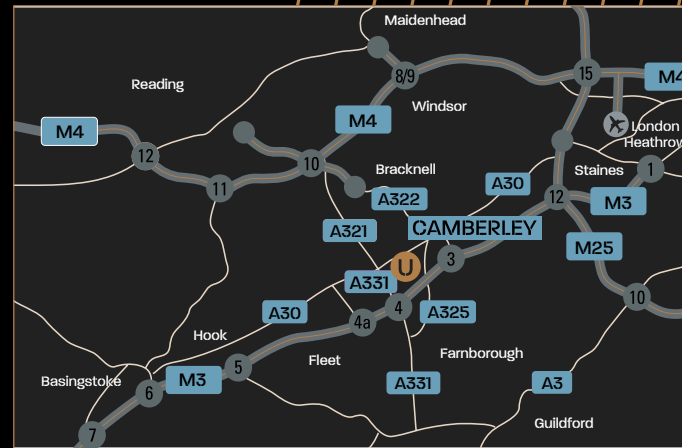
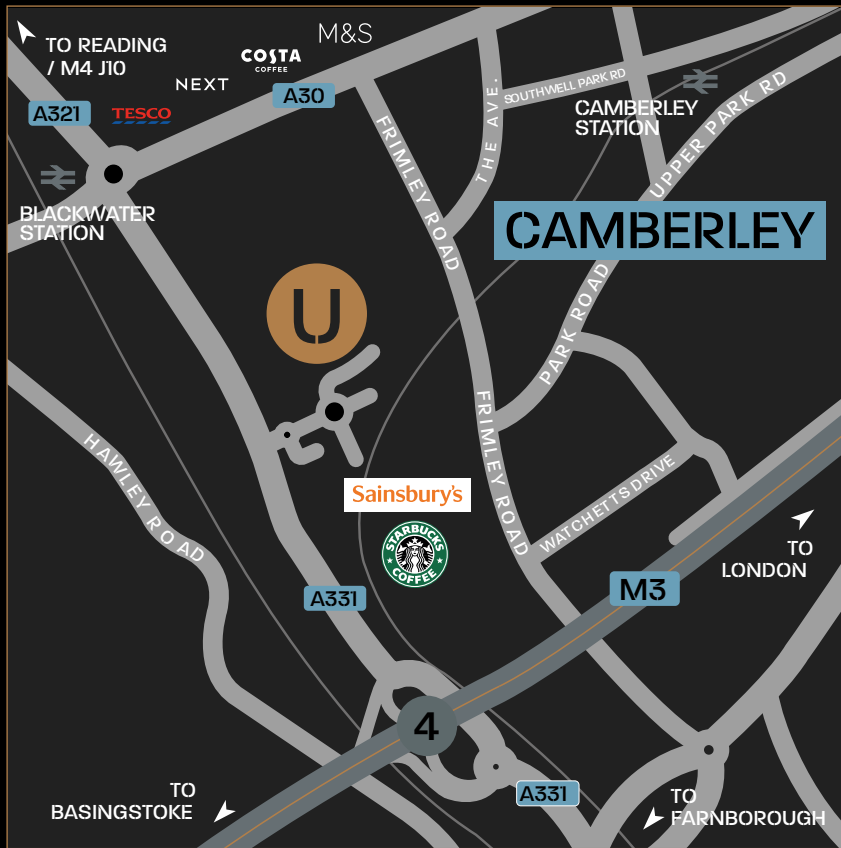
Energy Efficient Lighting



Showers



EPC Rating C



Location

Set in a 36-acre, mature, landscaped environment, Watchmoor Park is widely regarded as one of the regions most established business parks.

Benefiting from a highly accessible location, Watchmoor Park adjoins the A331 which links directly to junction 4 of the M3 which is less than 1 mile to the south and allowing 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 sits 19 miles to the east.

Blackwater, Camberley and Frimley train stations are all within close proximity. Farnborough mainline railway station is approximately 2.5 miles away which provide a regular service to London Waterloo with a fastest journey time of 34 minutes.

Viewing

Strictly through joint sole letting agents. For further information contact the joint agents.



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