

Industrial / Warehouse

TO LET / FOR SALE



CURCHOD&CO



Watchmoor House

Watchmoor Road, Camberley, GU15 3AQ

Industrial/Warehouse Unit

12,387 sq ft

(1,150.79 sq m)

- Self contained site
- 1.3 miles to M3
- Three phase power
- PV cells on roof (60KW)
- LED lighting within the production areas
- 4.6m eaves height
- Gas warm air blower in production area
- Kitchen

curchodandco.com | 01276 682501

Chartered surveyors, land property & construction consultants

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Summary

Available Size	12,387 sq ft
Rent	Rent on application
Price	£2,026,500
Rates Payable	£48,480 per annum
Rateable Value	£101,000
Service Charge	N/A
EPC Rating	Upon enquiry

Description

The property comprises a pair of buildings constructed separately but connected for single occupation. The original main building comprises industrial production accommodation to the rear with office accommodation to the front. Within the production area an office mezzanine area has been created. A more modern extension was built to the side capable of separate occupation but both have been connected for single occupation. Externally loading access is provided to the front with additional side loading and car parking is also on the front elevation.

The property is currently occupied but will be vacated over the summer. A degree of refurbishment works will then be required which can either be undertaken by the current owners or let in its current condition with an adjustment to the quoting terms.

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 Southampton.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Unit 1	2,222	206.43
Ground - Warehouse / Production Area	7,193	668.25
Ground - Office	2,148	199.56
1st - Office	824	76.55
Total	12,387	1,150.79

Terms

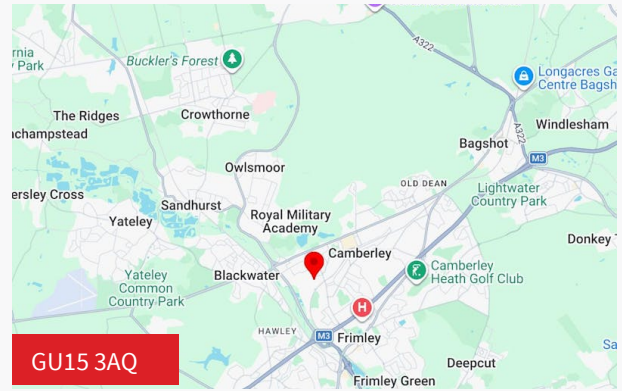
The property is available by way of either a full repairing and insuring lease for a term to be agreed or as a freehold.

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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