

Industrial / Warehouse

TO LET



CURCHOD&CO



Unit 1C Watchmoor Road

Camberley, GU15 3AD

Modern warehouse with offices

5,573 sq ft

(517.75 sq m)

- Good on site car parking and yard area
- 7.4m eaves height
- Less than 1 mile from Junction 4 of the M3
- Up and over loading door
- Three phase power
- Kitchen

curchodandco.com | 01276 682501

Chartered surveyors, land property & construction consultants

Summary

Available Size	5,573 sq ft
Rent	Rent on application
Rates Payable	£35,280 per annum
Rateable Value	£73,500
EPC Rating	B (37)

Description

The property comprises a self contained industrial/warehouse property constructed of steel portal frame to provide column free accommodation which is externally finished in profile steel cladding.

Office accommodation is provided on the ground and first floor with additional mezzanine storage above.

Externally access is provided from the car parking and yard area through an up and over loading door.

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
Ground - Warehouse/Production Area	4,011	372.63
1st - Office	768	71.35
Mezzanine - Storage	794	73.77
Total	5,573	517.75

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

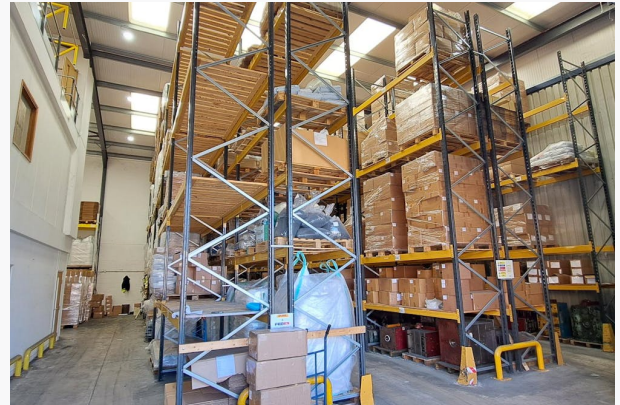
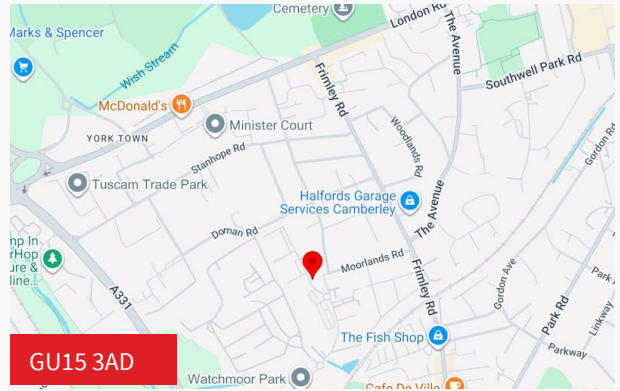
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful 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 may be charged.



Viewing & Further Information

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