

# UNITY, BUILDING A, WATCHMOOR PARK

CAMBERLEY

GU15 3YL



**FULLY FITTED OFFICE SUITE WITH HERMAN MILLER  
FURNITURE**

TO LET - 3,627 SQ FT (336.96 SQ M)



## KEY BENEFITS



- Landscaped business park
- Fitted out space
- 2 x 8 person lifts
- 21 parking spaces
- On site park cafe
- Air conditioning
- Fitted Kitchen with Quooker tap.
- LED Lighting

## LOCATION



Watchmoor Business Park is widely regarded as one of the best established business parks in the Blackwater Valley. The park is linked to junction 4 of the M3 via the A331 dual carriageway and to the north the A321 leads directly to Bracknell, Reading and the M4 motorway. Farnborough mainline railway station is approx 2.5 miles away with the fastest service into London Waterloo taking approximately 35 minutes.

The Business Park is located adjacent to and within walking distance of Sainsbury's and a short drive from the Tesco, Marks & Spencers and Next superstores at The Meadows. Farnborough Gate Retail Park is located to the south of the park and includes brands such as TK Maxx, Boots, Currys PC World, Halfords, McDonalds and Costa Coffee. Building

## DESCRIPTION



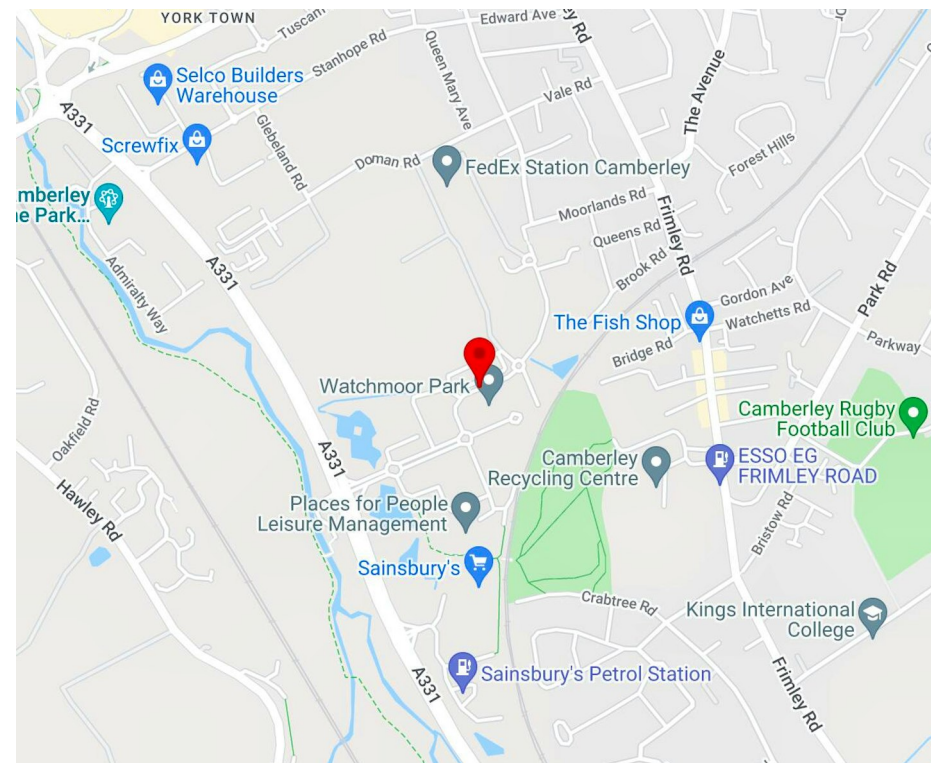
Building A Watchmoor Park is a prestigious headquarters office building which has undergone a comprehensive refurbishment to a high specification, including new air conditioning, new carpets and new ceilings with new LED lighting. All of the WC's have also been upgraded.

The reception has been refurbished in a modern and contemporary style, providing a high profile corporate image when entering the building.

The available suite provides flexible, fitted out accommodation with, comms room and 3 x meeting room/executive offices to meet the requirements of the modern office occupier and has a brand new fully fitted kitchen in place with dishwasher and Quooker tap. The offices also benefit from being fully furnished including Herman Miller office chairs and TV's to meeting rooms. Externally, the building is surrounded by mature landscaping including a water feature and extensive on site parking.

## SPECIFICATION

- Easy access to the M3
- 21 parking spaces
- On site park cafe
- 2 x 8 person lifts
- Air conditioning
- LED lighting
- Showers

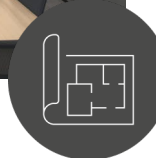


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[hurstwarne.co.uk](http://hurstwarne.co.uk)



### SUMMARY

- Rent: Rent on application
- Available Size: 3,627 sq ft
- Rates Payable: £6.64 per sq ft
- Service Charge: £11.29 per sq ft includes Estates Charge
- EPC: C (75)



### ACCOMMODATION

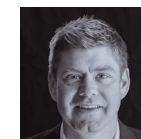
NAME	SQ FT	AVAILABILITY
1st - East Wing	3,627	Available
<b>TOTAL</b>	<b>3,627</b>	

Floor areas are approximate NIA

### TERMS

Available on a new full repairing and insuring lease upon terms to be agreed.

### VIEWINGS & INFORMATION



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Warne**



**RICS**



**OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25**

