



Unity

Building A, Watchmoor Park, Camberley, GU15 3YL

**Modern office suites (Fully
Furnished available) within a
prestigious building on
Watchmoor Park**

1,651 to 14,715 sq ft
(153.38 to 1,367.07 sq m)

- Excellent natural light
- Highly accessible location less than 1 mile to J4 of M3
- Variety of sizes available
- Generous car parking
- LED lighting & AC
- Showers on site
- Raised floors

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Summary

Available Size	1,651 to 14,715 sq ft
Business Rates	TBC
Service Charge	£9.56 per sq ft approx
EPC Rating	Upon enquiry

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 the 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 1,650 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 meetings rooms and have excellent natural light, LED Lighting and AC. Most of the suites will further benefit from having their own attractive kitchen.

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.

Accommodation

The accommodation comprises the following areas:

Floors	sq ft	sq m	Availability
Ground - East	3,567	331.39	Available
1st - East	3,627	336.96	Available
2nd - Floor	1,651	153.38	Available
2nd - Part Floor	2,025	188.13	Available
2nd - East	3,627	336.96	Available
2nd - Whole Floor	7,520	698.63	Available

Terms

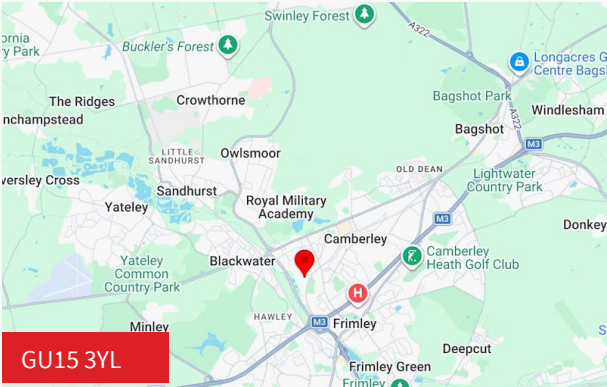
The offices are available by way of a new lease for a term to be agreed.

Anti Money Laundering

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



Viewing & Further Information

Josie Reeves
01276 682501 | 07825 182913
jreeves@curchodandco.com

David Bowen
01276 682501 | 07836 544565
dbowen@curchodandco.com

More properties @ [curchodandco.com](https://www.curchodandco.com)

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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