



## Unit 10 Watchmoor Trade Centre

Watchmoor Road, Camberley, GU15 3AJ

### Workshop/storage unit with small first floor office

914 sq ft

(84.91 sq m)

- 24 hour access
- Double doors from a wide corridor
- On site parking
- Small first floor office
- On site daily postal collection
- Close walking distance to Sainsburys superstore

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## Summary

Available Size	914 sq ft
Rent	£16,452 per annum
Rateable Value	£7,300 Small business rates relief should apply
Service Charge	£3,780 per annum electric is currently included in the service charge
EPC Rating	B (50)

## Description

Watchmoor Trade Centre is a mixed use property comprising of warehouse units and small offices. Unit 10 provides ground floor storage/workshop space with a small first floor office. The office benefits from LED lighting and windows overlooking the warehouse.

There is a double door from the corridor to the unit (wide enough for pallets), and also a separate pedestrian door. There is a good sized communal entrance area with seating and vending machines and several wc's throughout the building.

## Location

Camberley is an established commercial centre within the Blackwater Valley conurbation. Watchmoor Trade Centre is perfectly situated for easy access to the A331 and the M3 giving fast access to London and the South Coast. The M25 is just 13 miles away. A large Sainsburys Super Store is within easy walking distance and a very large M&S, Tesco and Next are less than 5 minutes' drive away.

## Terms

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 Cost/VAT

Each side to be responsible for the payment of their own legal cost incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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