

# Office, Industrial / Warehouse

TO LET



CURCHOD&CO



## Unit 12 Watchmoor Trade Centre

Watchmoor Road, Camberley, GU15 3AJ

**Ground floor  
storage/office/meeting room**

**313 sq ft**  
(29.08 sq m)

- 24 hour access
- One on-site parking space and additional road parking
- Close walking distance to Sainsburys superstore
- Suitable for a variety of uses
- Secure internal unit

## Summary

Available Size	313 sq ft
Rent	£4,000 per annum
Rates Payable	£2,376 per annum Small Business Rates relief should apply if this is your only business premises.
Rateable Value	£5,500
Service Charge	TBC - includes electric
EPC Rating	C (55)

## Description

Watchmoor Trade Centre is a mixed use property comprising of warehouse/workshop units and small offices. Unit 12 is situated on the ground floor, close to the main building entrance and can be used for either the storage of small items (single access door only) or as an office / meeting room.

The unit is fitted with LED lights, but does not have any natural light. The unit is ideal for an occupier who requires a private office/ meeting room/small store with very easy access to the M3. The unit benefits from a shared kitchen and WCs, and a seating/waiting area outside the unit.

## 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

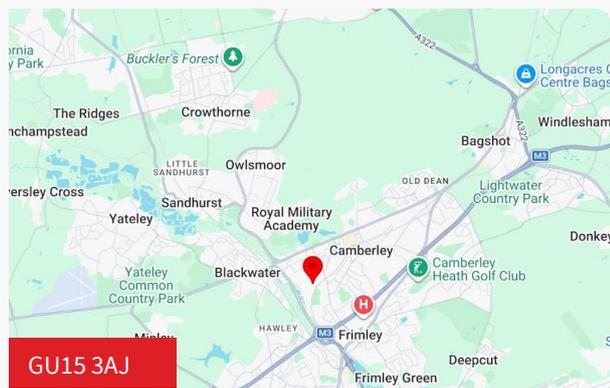
## Anti Money Laundering

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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