



Unity - Ground Floor East

Building A, Watchmoor Park, Camberley, GU15 3YL

**Modern office suite within a
prestigious building on
Watchmoor Park**

3,567 sq ft
(331.39 sq m)

- Excellent natural light
- Highly accessible location less than 1 mile to J4 of M3
- Open Plan workspace with separate meeting rooms/offices
- 18 car parking spaces
- LED lighting
- Attractive kitchen within the suite
- Raised floors

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Summary

Available Size	3,567 sq ft
Rent	Rent on application
Rates Payable	£41,070 per annum
Rateable Value	£74,000
Service Charge	£11.36 per sq ft
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.

The office suite itself benefits from excellent natural light making it feel bright and airy. There are currently several separate meeting rooms/offices and a large open plan working space. The offices can either be retained or removed if required. There is a large kitchen/breakout area, and the property benefits from air conditioning and generous on site parking.

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.

Terms

The office is available by way of a new lease for a term to be agreed.

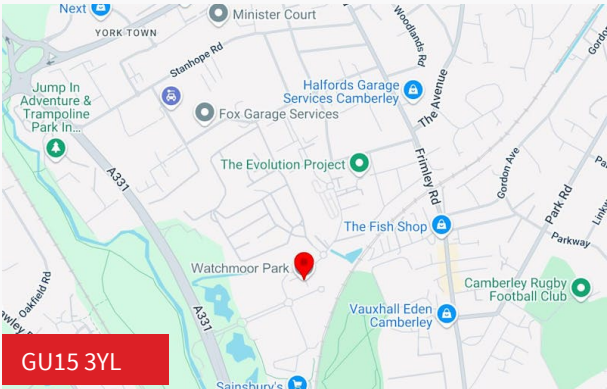
Anti Money Laundering

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

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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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