

CHEAP BUSINESS SPACE IN THE CAMBERLEY AREA TO LET

Rents From £8.47 FT² (inclusive of outgoings)

Various size combinations of Industrial/Storage and Offices available – 600 ft² and 1,484 ft²

WATCHMOOR TRADE CENTRE, WATCHMOOR ROAD, CAMBERLEY GU15 3AJ



- ▶ **Shared Private Car Park**
- ▶ **Office and Industrial Space Available**
- ▶ **Various Sizes Available**
- ▶ **Quick Occupation on Flexible Lease Terms**
- ▶ **Budget Rents**

LOCATION

Watchmoor Trade Centre is accessed via Watchmoor Business Park, which in turn has direct access onto the A331 Blackwater Relief Road, minutes from Junction 4 of the M3. A major Sainsburys retail unit is within walking distance, the famous 'Meadows' Shopping Complex occupied by Tescos and Marks & Spencers is within 5 minutes drive and Farnborough main line station to London Waterloo is approximately 10 minutes drive.



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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

DESCRIPTION

Watchmoor Trade Centre is a part two-storey part single storey detached office/industrial building, which offers flexible business space in various size ranges with quick occupation available at budget rents.

RENT

The rents are paid quarterly in advance and include the repair and maintenance of the building, building insurance and water rates. Contents insurance and tenant's individual electricity costs will be billed separately to the tenant on a monthly basis.

Unit No	Description	Size	Annual Rent Inclusive of rent, rates, Building Insurance, and water rates
6	Ground Floor Workshop/Storage	1,250 ft ²	£12,115
9	Workshop with Offices	846 ft ²	£8,704
11a	Ground Floor Workshop/Storage	500 ft ²	£5,310
18	First Floor Office Unit	321 ft ²	£3,370

TERMS

All units are offered on new 3 year leases, incorporating a rolling break clause after 6 months, subject to a minimum of 3 months prior written notice i.e. a minimum tenancy of 9 months. The leases are to be excluded from the 1954 Landlord & Tenant Act.

LEGAL COSTS Each party to be responsible for their own legal cost



VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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