

PROBABLY THE CHEAPEST BUSINESS SPACE IN THE CAMBERLEY AREA

TO LET

Rents From £5.00 FT²

Various size combinations of Industrial/Storage and Offices available – 584 ft² – 1,020 ft²

WATCHMOOR TRADE CENTRE, WATCHMOOR ROAD, CAMBERLEY GU15 3AJ



- ▶ **Shared Private Car Park**
- ▶ **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.

DESCRIPTION

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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.



**187 Lynchford Road
Farnborough
Hampshire
GU14 6HD**

**T: 01252 415900
F: 0845 5002623**

Offices also at:
St Georges Yard, Farnham

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

Advice and Expertise on the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Valuations for Loans and Taxation Purposes

Investments

Land

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

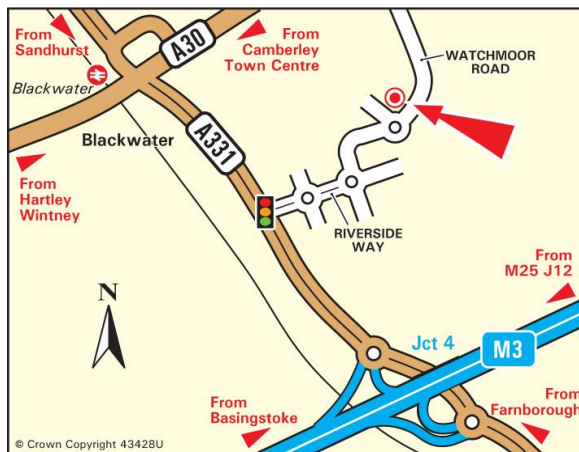
The rents are paid quarterly in advance and include the repair and maintenance of the building, but excludes, contents insurance and tenant's individual electricity costs the latter which will be billed by the landlord on a monthly basis.

Unit No	Description	Size	Rent ft ²	Annual Rent Exclusive of all other outgoings	Annual Rates
8	Workshop with Offices	846 ft ²	£6.00ft ²	£5,076	£3,170
10	Workshop with Offices	846 ft ²	£6.00 ft ²	£5,076	£3,170

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:**

David Savage
Clare & Company
 187 Lynchford Road
 Farnborough
 GU14 6HD

Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk

Keith Harpley
London Clancy
 6 Minster Court
 Camberley
 GU15 3YY

01276 682055
 07881 825207
keithharpley@londonclancy.co.uk

REF

09/023C