

# SMALL BUSINESS UNITS IN THE CAMBERLEY AREA TO LET

SMALL OFFICE & OFFICE/STORE UNITS AVAILABLE

**WATCHMOOR TRADE CENTRE, WATCHMOOR ROAD,  
CAMBERLEY GU15 3AJ**



**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

**T: 01252 415900**

[www.clareandcompany.co.uk](http://www.clareandcompany.co.uk)  
[ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

**Advice and Expertise** on  
the following:

**Sales**

**Lettings**

**Acquisitions**

**Rent Reviews**

**Lease Renewals**

**Opinion of Values**

**Investments**

**Land**



- ▶ **Shared Private Car Park**
- ▶ **Double Loading Doors to some of the Industrial Units**
- ▶ **Office and Industrial Space Available**
- ▶ **Quick Occupation on Flexible Lease Terms**
- ▶ **Competitive Rents**

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.

## 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 mainline station to London Waterloo is approximately 10 minutes drive.

## 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.



## RENT

The rents are paid quarterly in advance and exclude business rates, service charge, building insurance and water rates. Both individual and communal Electricity costs will be billed separately to the tenant on a monthly basis.

*\*NB. Please note that Small Business Rates Relief now means business premises with a Rateable Value of £12,000 and below will be exempt from any payment of business rates, as long as the premises is your company's only business property then you will qualify for the small business rates relief.*

Unit No	Description	Allocated Parking Spaces	Size ft <sup>2</sup>	Annual Rent (Exc VAT)	Annual Service Charge and Buildings Insurance Includes Maintenance, decoration, fire alarm, waste bins, Royal Mail collection, gardening and buildings insurance.	Total (Exc VAT)	Status
1	Ground Floor Workshop/First Floor office	4	1,600	£17,800	Approx £4,775	£22,575	Under Offer
8	Warehouse Unit with mezzanine	2	1,000	£11,000	Approx £2,924	£13,924	Available
10	Warehouse Unit with mezzanine	2	1,000	£11,000	Approx £2,924	£13,924	Available
17	First Floor Office	2	865	£6,488	Approx £2,343	£8,831	Available
A	Ground Floor Store	2	650	£8,125	Approx £1,916	£10,041	Available
11	First Floor Office	2	600	£6,000	Approx. £1,754	£7,754	Available
12	Ground Floor Storage/Office space	1	200	£2,000	Approx £590	£2,590	Available
15A	Office	1	197	£2,465	Approx £598	£3,063	Available
19	External Store	0	60	£600	-	£600	Available

## TERMS

The units are available on flexible lease terms with length of lease by agreement. All leases are to be excluded from the 1954 Landlord & Tenant Act.

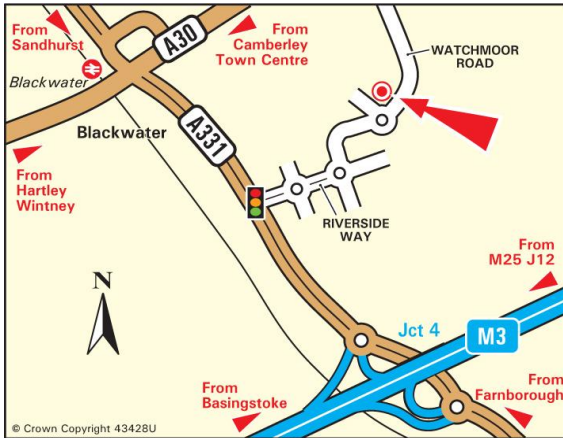
## VAT

VAT will be chargeable on the rent and service charges.

## LEGAL COSTS

Please note that our clients charge an administration fee as they carry out all documentation without the use of a solicitor, and are happy to sign the lease/s directly with a tenant using their own tried and tested system which in turn negates a tenant the necessity of having to use a solicitor if they wish to

avoid the cost of doing this. There will be a charge to the new tenant ranging from £150 to £300 plus VAT for preparing a new lease.



### ENERGY PERFORMANCE CERTIFICATE (EPC)

#### Unit 1

**C** 51-75

**71** This is how energy efficient the building is.

#### Unit A

**E** 101-125

**112** This is how energy efficient the building is.

#### Unit 8

**E** 101-125

**124** This is how energy efficient the building is.

#### Unit 10

**E** 101-125

**102** This is how energy efficient the building is.

#### Unit 11

**D** 76-100

**94** This is how energy efficient the building is.

#### Unit 12

**E** 101-125

**124** This is how energy efficient the building is.

#### Unit 15a

**D** 76-100

**91** This is how energy efficient the building is.

#### Unit 17

**D** 76-100

**85** This is how energy efficient the building is.



commercial property consultants

## VIEWING

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

David Savage

**Clare & Company**

7 Alexandra Road

Farnborough

GU14 6BU

**Telephone:** 01252 415900

**Mobile:** 07798 761028

**Email:** [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

Keith Harpley

**London Clancy**

6 Minster Court

Camberley

GU15 3YY

01276 682055

07881 825207

[keithharpley@londonclancy.co.uk](mailto:keithharpley@londonclancy.co.uk)

**REF – 18/016C – Watchmoor Trade Centre**