

# SMALL BUSINESS UNITS IN THE CAMBERLEY AREA TO LET

FIRST FLOOR OFFICE SUITES AVAILABLE

Unit 15a - 197 ft<sup>2</sup> (18.3 m<sup>2</sup>)

Unit 18 – 321 ft<sup>2</sup> (29.82 m<sup>2</sup>)

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



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- ▶ **Reserved Parking within the Private Car Park**
- ▶ **Good Natural Light**
- ▶ **Quick Occupation on Flexible Lease Terms**
- ▶ **Close walking distance to Sainsburys Superstore**
- ▶ **On Site Daily Postal Collection**
- ▶ **24 Hour Access**

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 mixed use property comprising of warehouse units and small offices. Unit 15a and 18 are both small first floor office suites, which are available on a lease or short licence.



## 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.

## BUSINESS RATES

**Unit 15a** - The Rateable Value is £1,350 therefore if this is to be your only business premises, then it will be exempt from business rates.

**Unit 18** - The Rateable Value is £2,700 therefore if this is to be your only business premises, then it will be exempt from business rates.

*\*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	Reserved Parking Spaces	Size ft <sup>2</sup>	Annual Rent - Lease (Exc VAT)	Annual Rent - Licence (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
15A	First Floor Office	1	197	£3,000	£3,600	Approx £719.20	£3,719.20 (Lease) £4,319.20 (Licence)	Under Offer
18	First Floor Office	1	321	£4,800	£6,000	Approx £1,328	£6,128 (Lease) £7,328 (Licence)	To Let

## TERMS

The units are available on new lease/licence 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 charge.

## LEGAL COSTS

Each party responsible for their own legal costs.

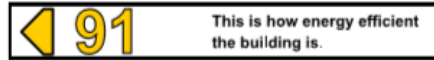


## ENERGY PERFORMANCE CERTIFICATE (EPC)



commercial property consultants

### Unit 15a



### Unit 18



## VIEWING

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

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