

# TO LET

## INDUSTRIAL AND OFFICE SPACE

**150 sq ft – 1,600 sq ft [13.93 sq m – 148.64 sq m]**



**Watchmoor Trade Centre,**  
Watchmoor Road  
Camberley  
Surrey  
GU15 3AJ



## 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 Sainsbury's retail unit is within walking distance, the famous 'Meadows' Shopping Complex occupied by Tesco's and Marks & Spencer's is within 5 minutes drive and Farnborough main line 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.

## AMENITIES

- 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.

## EPC

The properties have Energy Performance Ratings as follows –

Unit 1 - C 71	Unit 11 - D 94
Unit A - E112	Unit 11A -D 81
Unit 12 - E124	Unit 15A - D 91
Unit 19 – N/A	

## RENT/TERMS

The rents are paid quarterly in advance; this excludes tenant's individual electricity costs which will be billed by the landlord on a monthly basis. The units are available on new leases ideally for a period of 3 years subject to negotiation. The leases are to be excluded from the 1954 Landlord & Tenant Act.

## 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 us 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.

## ALLOCATED PARKING SPACES

Unit No.	Allocated Parking Spaces
Unit 1	4
Unit A	2
Unit 11	2
Unit 11A	2
Unit 12	1
Unit 15A	1

## ACCOMMODATION

Unit No.	Description	Size ft <sup>2</sup>	Annual Rent
Unit 1	Ground Floor Workshop/1 <sup>st</sup> Floor Office	1,600	£17,800
Unit A	Ground Floor Store	650	£8,125
Unit 11	First Floor Office	600	£6,000
Unit 11A	Workshop	500	£5,250
Unit 12	Ground Floor Storage /Office	200	£2,000
Unit 15A	Office	197	£2,465
Unit 19	External Store	60	£600

## EXTRA CHARGES

Unit No.	Approx total annual cost of Building Ins, & Service Charge	Grand Total excl VAT
Unit 1	£4,775	£22,575
Unit A	£1,800	£9,925
Unit 11	£1,945	£7,945
Unit 11A	£1,945	£7,195
Unit 12	£655	£2,655
Unit 15A	£598	£3,063
Unit 19	£0	£600

## RATES 2018/2019

Unit No.	Rateable value	Uniform Business Rate (2019/20)	Rates Payable (estimated)
Unit 1	£11,250	49.1p/£	£5,523.75
Unit A	£4,400	49.1p/£	£2,160.40
Unit 11	£4,450	49.1p/£	£2,184.95
Unit 11A	£3,250	49.1p/£	£1,595.75
Unit 12	£2,375	49.1p/£	£1,166.12
Unit 15A	£1,350	49.1p/£	£662.85

## Business Rates Relief

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. *These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.*

## VAT

VAT will be chargeable on the rent & service charges.

## VIEWING

Strictly by appointment through the joint sole gents:

### Keith Harpley

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