

Particulars

Commercial Property Surveyors

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**SMART, HIGH QUALITY,
MODERN, OFFICE SPACE**

TO LET

619 sq ft - (57.5 sq m)



SUITE 1.19, BUILDING 3, WATCHMOOR PARK CAMBERLEY, SURREY, GU15 3YL

- Good Order Throughout
- Air Conditioning
- 3 Parking Spaces
- Very Smart Business Park
- On-Site Café/Coffee Shop
- Flexible Lease Terms
- Shared Kitchen And W.C's
- Shared Meeting Room
- 1 Minute To M3 (Junction 4)
- EPC Rating C (62)

LOCATION

Camberley is a commercial centre forming part of the Blackwater Valley area adjacent to the A30, the M3 motorway (junction 4) and the A331 Blackwater Valley Relief Road. Building 3, is a multi-let office on Watchmoor Park which is on the A331, just 1 minute from the M3 (junction 4). Watchmoor Park is next door to Sainsburys Camberley which is just a 2-3 minute walk from Building 3.

Watchmoor Park is also just half a mile from the Tesco and Marks and Spencer stores at The Meadows, with the new Next store close by. Finally, Blackwater Station is also approx. half a mile providing a regular service to Reading.

DESCRIPTION

Suite 1.19 provides modern, high quality, air conditioned offices on the first floor of Building 3 which also offers a popular café/coffee shop on the ground floor. Watchmoor Park is a very smart business park offering a range of high-quality offices in a very well maintained and impressive environment. The available office comprises part of the first floor of Building 3 (formally known as The Coliseum Business Centre), is self contained and offers an open plan layout. There are separate shared W.C's on all floors and a shared kitchen facility. The Suite has 3 parking spaces allocated but there is ample additional parking on site on most occasions. The office incorporates a suspended ceiling, flush fitting modern lighting, air conditioning and skirting trunking. Suite 1.19 offers an unusual opportunity to acquire a very smart modern office in an impressive centre/business park.

AREA **Suite 1.19 – First Floor** **619 sq ft** **(57.5 sq m)**

The above area has been calculated on a net internal basis and has been taken from the existing lease.

LEASE

Suite 1.19 is held on an existing internal repairing and decorating lease expiring in June 2022, incorporating a tenant's break clause in June 2020. The current tenant is looking to assign their lease to a new occupier/tenant. The lease is excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954.

RENT

£10,525 per annum exclusive which equates to £17.00 per sq ft per annum exclusive.

SERVICE CHARGE

The landlords are responsible for the general up-keep, repair and maintenance of the overall building, the common/shared areas, the car park/external areas and the overall business park and a fair proportion of the actual costs are recovered from the tenants. Further details are available from the agents.

BUSINESS RATES

Surrey Heath Borough Council have advised that the Rateable Values is currently £7,300, the small premises rate in the £ is 0.491 pence, so the current rates payable, for the year April 2019/20, will be approx. £3,600. Please note that a 'small occupier' (in the main, a company with only one premises) would not be required to pay any Business Rates under current arrangements.

POSSESSION AND VIEWING

The premises are available immediately. To view the property please contact the sole agents;



E mail: nigel.dickason@dbre.co.uk
07958 651566

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.