

WATCHMOOR TRADE CENTRE

WATCHMOOR ROAD • CAMBERLEY • SURREY GU15 3AJ

Investment Summary

- **Located in Camberley**, a key industrial corridor for the southeast with direct access to the M3 Motorway
- Multi-let, two storey **industrial, office, and workshop** trade centre
- 2 minutes' drive from the **A30 and A331**
- Comprising **27 self-contained units** providing a total gross internal floor area of **22,350 sq ft (2,076.40 sq m)**
- All units fully let at a passing rent of **£325,930 pa**, reflecting a low blended average of **£14.58 per sq ft**
- Attractively sized units for small businesses with benefits such as **lower operating costs** and **business rates relief** has resulted in excellent tenant retention and external demand
- **Freehold**

Offers are sought in excess of **£4,360,000** subject to contract and exclusive of VAT. A purchase at this level reflects a net **initial yield 7.00%** assuming purchaser's costs of 6.80%.



WATCHMOOR TRADE CENTRE

Location

Camberley is an affluent commuter town and commercial centre at the border of Hampshire, Berkshire and Surrey in the Blackwater Valley. The town is located approximately 18 miles southeast of Reading, 5 miles north of Farnborough, 18 miles east of Basingstoke and 34 miles southwest of London.

Road communications in Camberley are excellent with the town well connected to major roads including the A30 to London, the M25 and the A331. Junction 4 of the M3 serves the town connecting Camberley to London and the wider UK motorway network.

By Rail Camberley is well connected with the town strategically located in close proximity to a number of mainline stations include Blackwater Station, Camberley Station, Frimley Station and Farnborough. Each station provides regular direct services to London with a fastest journey time of approximately 1 hour 10 minutes.

Camberley is located in a key industrial corridor with access directly to the M3 and the wider South East. Demand for industrial space has continued to rise year on year with a number of retailers and trade industrial occupiers locating their business within the area, including BAE Systems and DPD.



Situation

Watchmoor Trade Centre is situated on the north side of Watchmoor Road at its junction with Riverside Way within Camberley's key industrial district less than 2 minutes' drive from the A30 to the north and A331 to the west.

The well known business park, Watchmoor Park, is adjacent to the property.

Local
occupiers
include:

FedEx®

selco BUILDERS
WAREHOUSE

MICROGEN
BIOPRODUCTS

SCREWFIX

TOOLSTATION

Travis Perkins™

Royal Mail



Watchmoor Park Regeneration

Adjacent to the subject property, plans are presented to reposition Watchmoor Park through phased redevelopment of vacant office buildings. Current proposals are to redevelop seven office buildings in favour of industrial buildings subject to a hybrid application for 119,000 sq m. This is a phased proposal with phase one to the north of Riverside Way and phase two to the south. Part of the redevelopment will also see the utilisation of green space to enhance amenity offerings.

For application details can be obtained by referencing application number: **23/1100/FFU**





WATCHMOOR
TRADE CENTRE

Watchmoor Park
Regeneration scheme

SIEMENS
Healthineers

STIHL

A331

TOOLSTATION
WILSON
selco
EURO CAR PARTS
CITY PLUMBING
HOWDENS

SCREWFIX

Royal Mail

DHL

FedEx

Aljac

UNOX

Clarity Cargo
Ireland - UK - Europe

BANK OF AMERICA

EUROMED PHARMA
origin
BRIDOR
GOOD ECO

Camberley Business
Centre

WATCHMOOR TRADE CENTRE



Description

Watchmoor Trade Centre comprises a part two storey detached business centre with secured parking.

The property offers 27 self-contained units providing a total gross floor area of 2,076.40 sq m (22,350 sq ft). The property is arranged over ground and first floor/mezzanine levels.

The units range in size providing occupiers flexibility with a mix of cellular or more open plan space; units benefit from natural light and are arranged as workshops, storerooms, offices and warehousing.

The warehouse units fronting the main yard area have exposed brickwork walls, suspended, insulated ceilings and concrete floors.

The upper mezzanines are generally used for office/admin functions benefitting from carpeting and lighting. Most of the units have internal A/C units and wall mounted heaters.

There is a central corridor which runs the length of the ground floor with entrances at both ends allowing occupiers to access their units. The units to the front benefit from external loading doors into the yard.

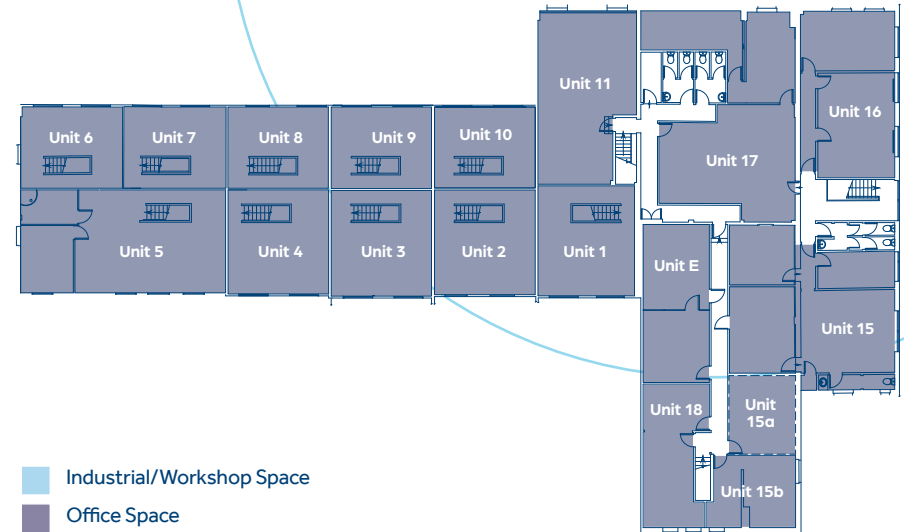
Parts of the property have recently undergone refurbishment under a planned preventative maintenance schedule. This includes; fresh tarmacadam being laid in the car park, new carpet tiles and lighting in part, repainting of window and door frames, repairing all walls and ceilings internally.

Floor Plans

Ground Floor Plan



First Floor Plan



Industrial/Workshop Space
Office Space



WATCHMOOR TRADE CENTRE

Service Charge

The service charge for the property is inclusive of electricity.

The service charge accounts for 2023-2024 totalled £113,070.64 reflecting £5.06 per sq ft (£2.70 per sq ft excluding electricity).

The service charge budget for period 1st September 2024 – 31st August 2025 is £120,945 reflecting £5.41 per sq ft (£3.10 per sq ft excluding electricity).

Tenure

Freehold.

Site

The total site area extends to approximately 0.406 hectares (1.00 acres).



Tenancy

The property provides a total of 27 separate units let to 24 tenants with an excellent retention rate. It is let in accordance with the following tenancy schedule:

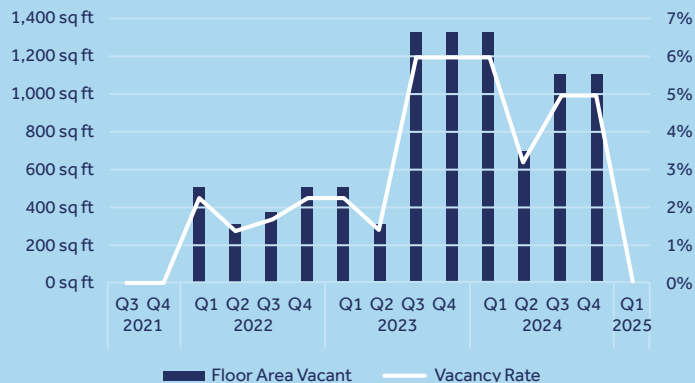
Unit	Floor	Tenant	Use	Sq Ft	Start Date	Expiry Date	Rent PA	Rent psf	Rent Review	Break Date	Break Notice	1954 Act	Rent Deposit	EPC	Comments
INDUSTRIAL															
Unit 1	GF & FF	Aria Catering Ltd	Warehouse	1,630	01-Nov-22	31-Oct-25	£24,000	£14.73	n/a	n/a	n/a	Excluded	£4,450 + £890 VAT	B39	Rent deposit reduced from three months rent to one.
Unit 2	GF & FF	Delvaux Ltd	Warehouse	1,615	01-Aug-22	31-Jul-28	£24,000	£14.86	01-Aug-25	01-Aug-25, 01-Aug-26, 01-Aug-27 (mutual)	6 months notice	Excluded	£2,000 + VAT	D84	
Unit 3	GF & FF	Fire Training & Services Ltd	Warehouse	1,614	02-Oct-23	01-Oct-29	£24,500	£15.18	02-Oct-26	02-Oct-26 (mutual)	6 months notice	Excluded	£6,125 + VAT	D82	
Unit 4	GF & FF	Brendas Schoolwear Ltd	Warehouse	1,624	01-Dec-24	30-Nov-29	£25,600	£15.76	n/a	n/a	n/a	Excluded	£4,266.66 + VAT	C52	£8,265 for the first 6 months, then £16,530 - assumes RF topped up on completion.
Unit 5	GF & FF	4Wheeler Ltd	Garage	3,154	01-Nov-16	31-Oct-26	£40,000	£12.68	01-Nov-21	Rolling mutual break	6 months notice	Excluded	£8,100 + VAT	B49	
Unit 6	GF & FF	Kingenious Ltd	Warehouse	1,102	14-Apr-25	13-Apr-30	£16,530	£15.00	n/a	14-Apr-28 (mutual)	6 months notice	Excluded	£4,959 + VAT	D87	
Unit 7	GF & FF	A-Spec Property Development Limited	Warehouse	919	17-Oct-23	16-Oct-26	£15,500	£16.87	n/a	n/a	n/a	Excluded	£3,875 + VAT	C71	Rent exclusive of Unit 20, see below.
Unit 8	GF & FF	A-Spec Environmental Ltd	Warehouse	915	24-Jun-21	23-Jun-26	£15,500	£16.94	24-Jun-24	24-Jun-24 (mutual)	6 months notice	Excluded	£2,750	E124	
Unit 9	GF & FF	Globe Electronics (UK) Ltd	Warehouse	916	01-Aug-23	31-Jul-26	£15,000	£16.38	n/a	n/a	n/a	Excluded	£2,858.63 inclusive of VAT	B48	
Unit 10	GF & FF	PJW Global Ltd	Warehouse	914	01-Feb-23	31-Jan-26	£14,000	£15.32	n/a	n/a	n/a	Excluded	£5,500 + VAT	B50	
WORKSHOPS / OFFICES															
Unit 11	FF	Pamela Jane Bridal Boutique Ltd	Office	577	01-Oct-22	30-Sep-25	£8,000	£13.87	n/a	01-Oct-23, 01-Oct-24 (mutual)	6 months notice	Excluded	£2,000 + VAT	B31	
Unit 11A	GF	Magic Momo Limited	Workshop	495	01-Sep-23	31-Aug-26	£8,000	£16.16	n/a	n/a	n/a	Excluded	£1,650 inclusive of VAT	C51	
Unit 12	GF	Anne Matthews	Workshop	313	23-Jan-23	22-Jan-26	£4,000	£12.77	n/a	n/a	n/a	Excluded	£600 + VAT	C55	
Unit 14	GF	Techtile Ltd	Workshop	206	16-Jan-23	15-Jan-26	£3,100	£15.08	n/a	n/a	n/a	Excluded	£775 + VAT	C75	
Unit 15	FF	Complete Coaching Associates Ltd	Office	880	01-Jan-24	31-Dec-26	£10,500	£11.93	n/a	n/a	n/a	Excluded	£2,494.34 + VAT	C69	
Unit 15A	FF	Davos Limited	Office	196	01-Jul-23	30-Jun-26	£2,000	£10.21	n/a	01-Jan-25 (tenant only)	6 months notice	Excluded	£666.67 + VAT	B43	
Unit 15B	FF	Personal Payroll Ltd	Office	228	04-Jul-24	03-Jul-27	£2,915	£12.77	n/a	04-Jul-25 (mutual)	6 months notice	Excluded	£750 + VAT	B45	
Unit 16	FF	Warm Lofts Insulation Ltd	Office	581	28-Feb-22	27-Feb-27	£8,760	£15.07	28-Feb-25	27-Feb-25 (mutual)	6 months notice	Excluded	£2,190	C59	
Unit 17	FF	Extreme Homecare Oven Cleaning Ltd	Office	857	01-Jun-24	31-May-27	£8,500	£9.92	n/a	n/a	n/a	Excluded	£2,125 + VAT	D85	
Unit 18	FF	Harry Jones	Office	308	30-Sep-24	29-Sep-27	£3,200	£10.39	n/a	30-Mar-26 (mutual)	6 months notice	Excluded	£800 + VAT	B45	
Unit 19	GF	A-Spec Environmental Ltd	Storage	59	08-Jul-22	07-Jul-25	£1,800	£30.51	n/a	Rolling mutual break	3 months notice	Excluded	n/a	C75	
Unit 20	GF	A-Spec Property Development Limited	Storage	72	See Unit 7	See Unit 7	£1,000	£13.89	See Unit 7	See Unit 7	See Unit 7	See Unit 7	See Unit 7		Assumed EPC Exempt.
Unit A	GF	Going Green Renewables Ltd	Off & Storage	573	03-Apr-23	02-Apr-26	£9,500	£16.59	n/a	01-Sep-24 (mutual)	6 months notice	Excluded	£2,375 + VAT	C75	
Unit B	GF	RB Plumbing and Heating South Ltd	Off & Storage	1,322	01-Jan-23	31-Dec-25	£20,000	£15.13	n/a	01-Jan-24 (mutual)	3 months notice	Excluded	£5,000 + VAT	C56	
Unit C	GF	A-Spec Property Development Limited	Store Room	159	01-Apr-25	31-Mar-26	£2,400	£15.07	n/a	n/a	1 month notice	Excluded	£600 + VAT	D96	Terms being agreed to renew licence.
Unit D	GF	Active Print Services Limited	Off & Storage	731	01-Jul-23	30-Jun-26	£12,000	£16.42	n/a	01-Jan-25 (tenant only)	6 months notice	Excluded	£4,000 + VAT	D88	
Unit E	FF	Front Management Limited	Office	391	01-Oct-23	30-Sep-26	£5,625	£14.40	n/a	n/a	n/a	Excluded	£1,083 inclusive of VAT	B49	
Total				22,350			£325,930	£14.58							

Property Occupational History

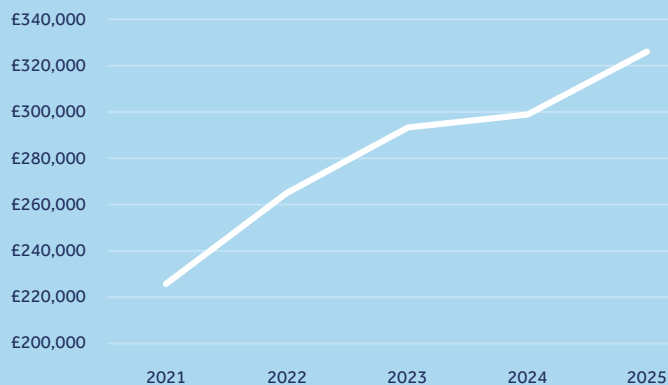
The occupational market for small, usable workshop and industrial units has remained strong despite market uncertainty. There is limited availability of small business units of this nature in Camberley. This coupled with low vacancy rates and high demand, from both existing and external tenants, has contributed to continued rental growth at Watchmoor Trade Centre.

- Propensity to remain at Watchmoor Trade Centre - 70%
- Average vacancy over previous 4 years - 3% (based on floor area)
- On average there are 1.5 rental growth opportunities across each unit comprising of re-lettings and renewals.

Vacancy Rate



Annual Rental Growth



Investment Comparables

A schedule of recent investment transactions is detailed below.

Date	Property	Price	NIY	Purchaser
U/O	Spa Trade Park, Tunbridge Wells	c. £17.7m	c. 5.50%	TBC
Feb-25	Tuscam Trade Park, Nelson Way, Camberley	£40.51m	5.24%	Argo
Feb-25	J4 Doman Road, Camberley	£25.89m	5.32%	Citivale
Nov-24	Tavistock Industrial Estate, Reading	£7.70m	6.11%	KFIM
Oct-24	Unit 6 Watchmoor Park, Camberley	£14.45m	5.12%	Crossbay
Oct-24	Units J3 & J4, Ascot Business Park, Lyndhurst Road, Ascot	£1.50m	6.28%	Forge House Estates
Apr-24	Mandale Park, Tyne Tunnel Trading Estate, North Tyneside	£10.44m	6.50%	MDP NE29 td

EPC

Full EPC certificates are available in the data room.

VAT

The property is elected for VAT. It is assumed this transaction will be structured as a Transfer of a Going Concern.

AML / KYC

Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to support any offers submitted to the vendors.

Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation.



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Proposal

Offers are sought in excess of **£4,360,000** subject to contract and exclusive of VAT. A purchase at this level reflects a net **initial yield 7.00%** assuming purchaser's costs of 6.80%.

Further Information

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