



UNIT 1B WATCHMOOR POINT

WATCHMOOR ROAD, CAMBERLEY, SURREY GU15 3AD

VIEW THE
360° TOUR

TARGETING NET
ZERO CARBON



21,490 SQ FT (1,997 SQ M)

WAREHOUSE / INDUSTRIAL UNIT

ON A PRIME INDUSTRIAL/DISTRIBUTION ESTATE
WITH EXCELLENT ACCESS TO J4 M3 MOTORWAY

WATCHMOORPOINT.CO.UK

TO LET

BRAND NEW UNIT
UNDER CONSTRUCTION
AVAILABLE Q4 2024

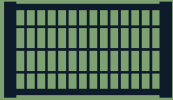
PROPOSED SPECIFICATION



24/7 ESTATE
SECURITY



2 LOADING
DOORS



SECURE FENCED
YARD



GENEROUS
PARKING



DOUBLE HEIGHT
RECEPTION



8m EAVES
HEIGHT



HQ
FACILITY



LED
LIGHTING



ELECTRIC CAR AND
BICYCLE CHARGING



DEVELOPMENT
TARGETING NET ZERO
CARBON



SOLAR
PANELS



EXCELLENT
ACCESS TO M3

DESCRIPTION

A brand new industrial/warehouse unit is proposed to provide a best in class detached facility targeting a net zero carbon development.

LOCATION

Watchmoor Road is situated to the rear of the prestigious Watchmoor Business Park with direct access off the A331 Blackwater Valley relief road and only 1.3 miles north of the M3 J4.

Amenities are a short walk away with a large Sainsbury's, M&S and Tesco Superstore. Blackwater station is approximately 1 mile to the north providing access between Guildford and Reading.

TERMS & RENT

The property is available by way of a new lease for a term to be agreed. Further information and rent details available upon request.

ACCOMMODATION

Measurements on a gross external basis.

	SQ FT	SQ M
Warehouse	18,299	1,700.03
First Floor Offices	2,151	199.83
Ground Floor Offices	1,040	96.62
TOTAL (approx GEA)	21,490	1,996.48

FOR MORE INFORMATION VISIT THE WEBSITE
OR CONTACT THE JOINT AGENTS:

WATCHMOORPOINT.CO.UK



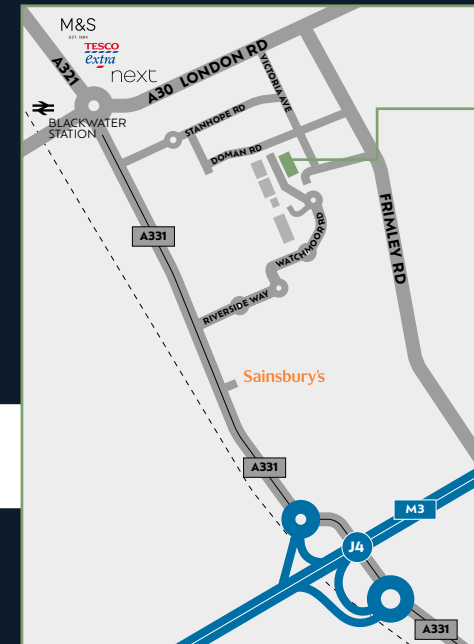
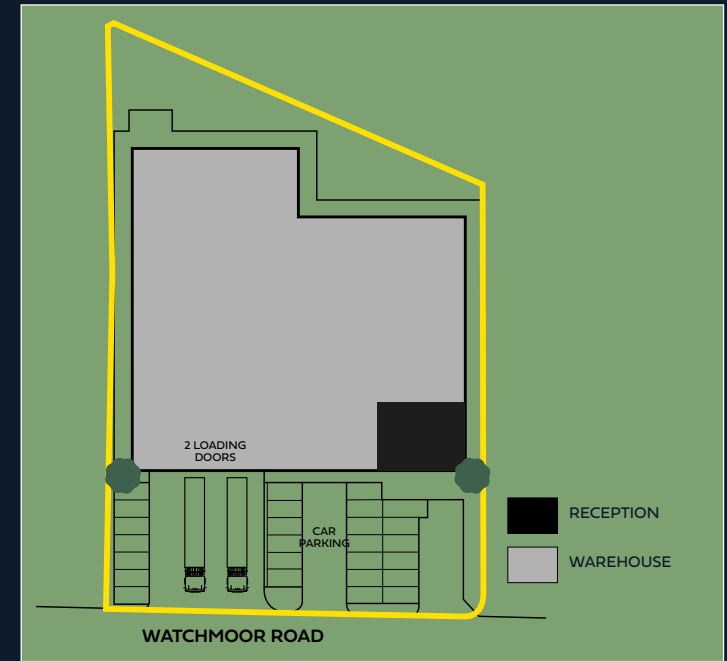
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WATCHMOOR POINT**
WATCHMOOR ROAD
CAMBERLEY
SURREY GU15 3AD

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