

THE POINT

WATCHMOOR ROAD
CAMBERLEY
SURREY GU15 3AD



33,487–84,644 SQ FT
[3,111–7,862 SQ M]

TO LET

WAREHOUSE / INDUSTRIAL UNIT

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

WATCHMOORPOINT.CO.UK

**COMPREHENSIVE
REFURBISHMENT PROPOSED
PROVIDING BEST IN CLASS
WAREHOUSE/INDUSTRIAL
FACILITY**

PROPOSED SPECIFICATION



24/7 ESTATE SECURITY



6 DOCK LEVELLERS & 1 LEVEL ACCESS DOOR



SECURE FENCED YARD



51 ON SITE PARKING SPACES



DOUBLE HEIGHT RECEPTION



8.2m EAVES HEIGHT



48.8m YARD DEPTH



LED LIGHTING



ELECTRIC CAR AND BICYCLE CHARGING



TO BE COMPREHENSIVELY REFURNISHED TARGETING NET ZERO CARBON



SOLAR PANELS



EXCELLENT ACCESS TO M3

DESCRIPTION

A comprehensive refurbishment to provide a best in class detached industrial/warehouse facility is to be undertaken to suit an occupier's bespoke requirements.

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
TOTAL (approx)	33,487-84,644	3,111-7,862

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

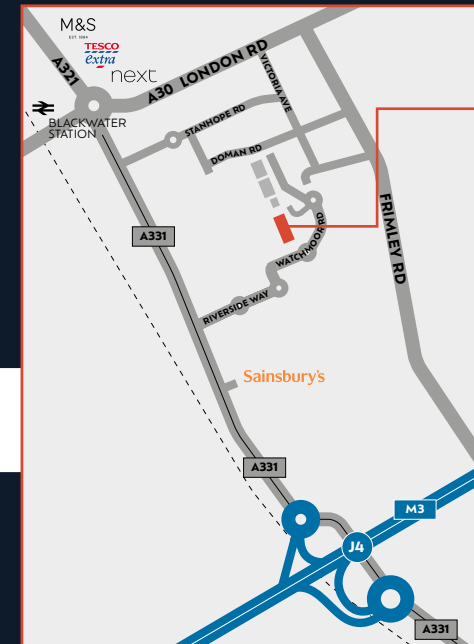
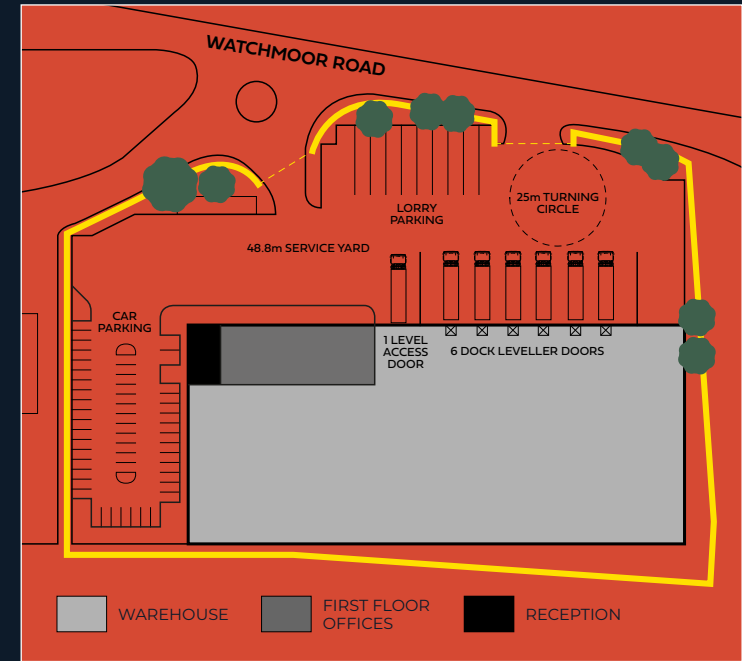
WATCHMOORPOINT.CO.UK



David Bowen
07836 544565
dbowen@curchodandco.com



Sarah Downes
07856 003033
sarah.downes@jll.com



THE POINT
WATCHMOOR ROAD
CAMBERLEY
SURREY GU15 3AD

Curchod & Co and JLL on their behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Curchod & Co and JLL has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. November 2022.