

# UNIT 1A WATCHMOOR POINT

WATCHMOOR ROAD, CAMBERLEY, SURREY GU15 3AD



**15,872 SQ FT** [1,474 SQ M]

**WAREHOUSE / INDUSTRIAL UNIT**

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

**WATCHMOORPOINT.CO.UK**

**TO LET**

**TO BE REFURBISHED  
TARGETING NET  
ZERO CARBON**



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NET ZERO CARBON  
REFURBISHMENT  
PROPOSED

## PROPOSED SPECIFICATION



24/7 ESTATE  
SECURITY



2 ROLLER SHUTTER  
LOADING DOORS



LARGE SECURE  
FENCED YARD



6m EAVES  
HEIGHT



THREE PHASE  
POWER



DOUBLE  
GLAZED



45 ON SITE  
PARKING SPACES



EPC  
B-50



DEVELOPMENT  
TARGETING NET ZERO  
CARBON



EXCELLENT  
ACCESS TO M3

## DESCRIPTION

A detached industrial/warehouse unit, with first floor offices to the front of the building, to be refurbished. Two roller shutter loading doors open onto a substantial and secure yard. Further parking is available to the front of the building.

## 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	13,583	1,261.90
First Floor Offices	2,289	212.64
<b>TOTAL (approx GIA)</b>	<b>15,872</b>	<b>1,474.54</b>

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

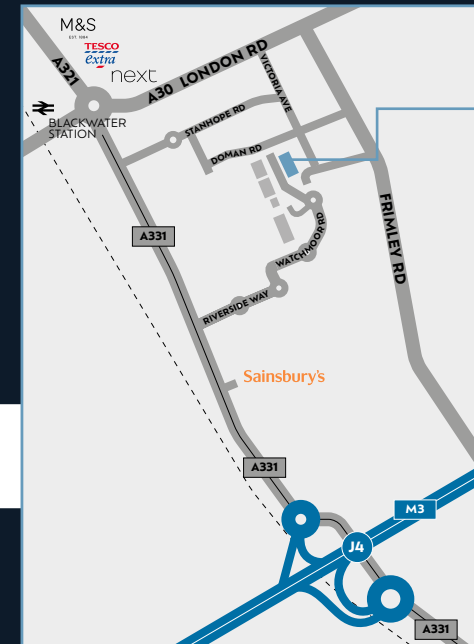
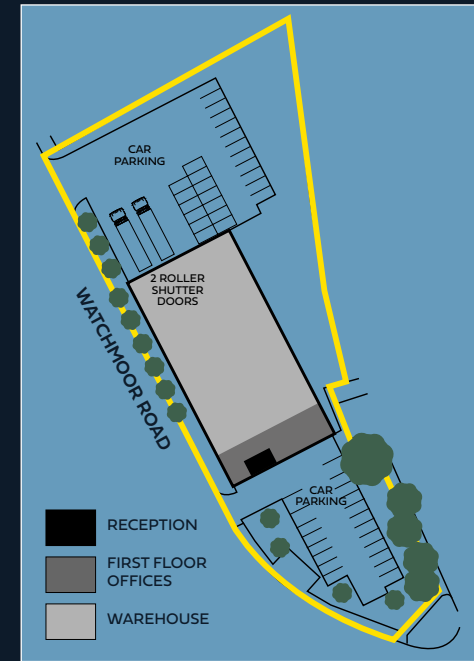
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**David Bowen**  
07836 544565  
dbowen@curchodandco.com



**Sarah Downes**  
07856 003033  
sarah.downes@jll.com



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CAMBERLEY  
SURREY GU15 3AD

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