

UNIT 4 WATCHMOOR POINT

WATCHMOOR ROAD, CAMBERLEY, SURREY GU15 3AD



**WATCH
THE VIDEO**



35,526 SQ FT (3,300.49 SQ M)

WAREHOUSE / INDUSTRIAL UNIT

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

WATCHMOORPOINT.CO.UK

TO LET

**EXTENSIVELY
REFURBISHED
TARGETING NET
ZERO CARBON**

DESCRIPTION

Watchmoor Point is a well-established industrial estate. It benefits from mature landscaping and a security gatehouse and barrier which is manned 24/7.

Unit 4 is a detached unit of steel portal frame construction externally finished with profile steel cladding. First floor offices are provided to the front of the property. The offices are accessed via a double height reception area.

Externally the unit is serviced by a large secure fenced yard plus an excellent parking provision of 73 car parking spaces.

The property has undergone an extensive refurbishment throughout targeting net zero carbon.



GENERAL SPECIFICATION



24 HOUR
MANNED SECURITY



4 X ELECTRICALLY
OPERATED ROLLER SHUTTER
LOADING DOORS



DOUBLE HEIGHT
RECEPTION AREA



MATURE
LANDSCAPING



LED
LIGHTING



ELECTRIC CAR AND
BICYCLE CHARGING



SUBSTANTIAL
YARD



73 ON SITE
PARKING SPACES



EXTENSIVELY REFRUBISHED
TARGETING NET ZERO CARBON



EXCELLENT ACCESS
TO M3



SOLAR
PANELS



NEW ROOF WITH
GUARANTEE



ACCOMMODATION

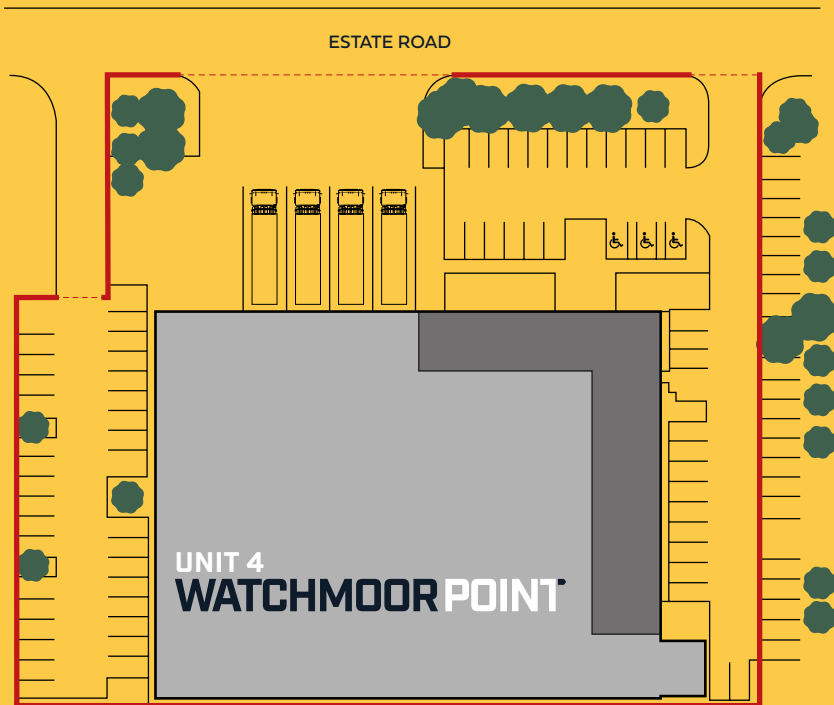
Measurements are on a gross external basis.

	SQ FT	SQ M
Warehouse/Production Area	29,841	2,772.31
First Floor Offices	5,312	493.52
Storage Unit	373	34.65
TOTAL	35,526	3,300.49



LIVING WALLS

SUSTAINABILITY FEATURES ALIGN YOUR CORPORATE AND PROPERTY VALUES



WAREHOUSE FIRST FLOOR OFFICES



ELECTRIC CAR & BICYCLE CHARGING POINTS

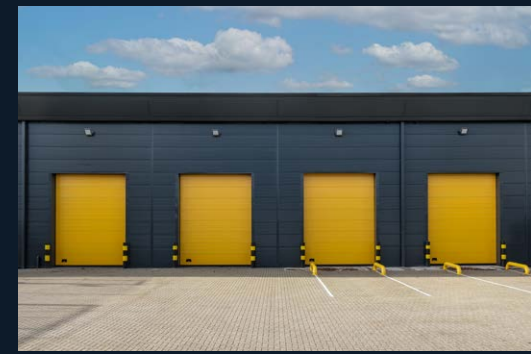
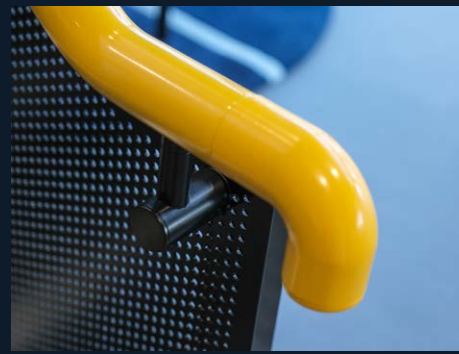
SECURE CYCLE STORAGE



SOLAR PANELS



UNIT 4
WATCHMOOR POINT





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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.

Blackwater station is approximately 1 mile to the north providing access between Guildford and Reading.

TERMS

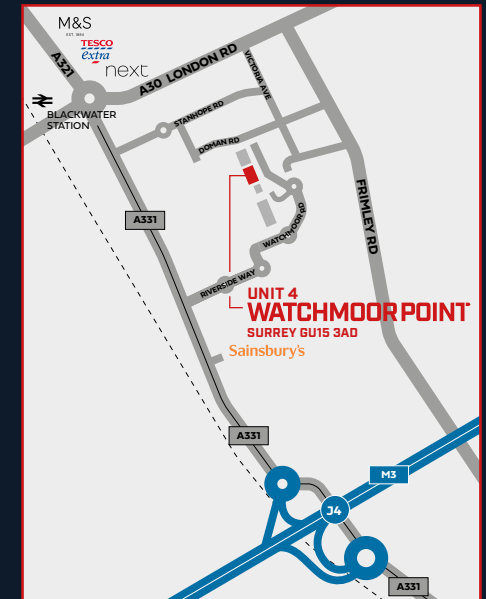
The property is available by way of a new lease for a term to be agreed. Further details available on request.

RENT

Available on request.

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January 2023.



FOR MORE INFORMATION PLEASE CONTACT THE JOINT AGENTS:



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