

**TARGETING
NET ZERO
CARBON**



TO LET
22,893 SQ FT
(2,126.80 SQ M)

UNIT 1B
WATCHMOORPOINT

WATCHMOOR ROAD, CAMBERLEY
SURREY GU15 3AD

**WAREHOUSE /
INDUSTRIAL UNIT**

WATCHMOORPOINT.CO.UK



putts.jotting.blogs



DESCRIPTION

Watchmoor Point is a well-established industrial estate. It benefits from mature landscaping and a security gatehouse and barrier.

Unit 1B 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 yard plus an excellent parking provision.

A brand new industrial/warehouse unit providing best in class HQ facility targeting a net zero carbon development.



SPECIFICATION



24/7 MONITORED
CCTV



2 LOADING
DOORS



EPC A+

BREEAM

BREEAM
OUTSTANDING



26 CAR PARKING
SPACES



DOUBLE HEIGHT
RECEPTION



8m EAVES
HEIGHT



35 kN/m2
FLOOR LOADING



249 kVA



HQ FACILITY ON A
PRIME INDUSTRIAL/
DISTRIBUTION ESTATE



LED
LIGHTING



6 CAR CHARGING
POINTS AND BICYCLE
CHARGING



ROOF
SOLAR PANELS



DEVELOPMENT
TARGETING NET
ZERO



WELLNESS
GARDEN

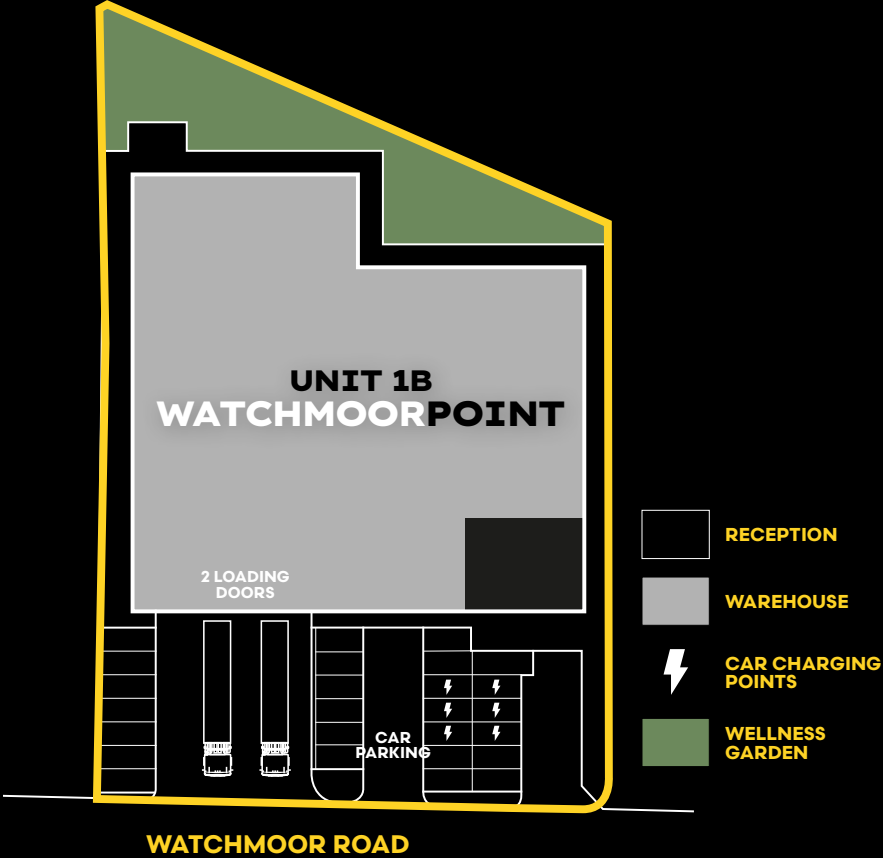


EXCELLENT ACCESS
TO J4 M3

ACCOMMODATION

| | SQ M | SQ FT |
|---------------------------|-----------------|---------------|
| Warehouse/Production Area | 1,899.23 | 20,443 |
| First Floor Offices | 227.56 | 2,450 |
| TOTAL | 2,126.80 | 22,893 |

Measurements are on a gross external basis.



LOCATION



TO LONDON
& M25



M3 J4

TO BASINGSTOKE
& SOUTHAMPTON

Sainsbury's

A331

RIVERSIDE WAY

WATCHMOOR ROAD

UNIT 1B
WATCHMOORPOINT

WATCHMOOR ROAD, CAMBERLEY
SURREY GU15 3AD

A331

A30



BLACKWATER
STATION

A321

next

M&S
EST 1884

TESCO
Extra



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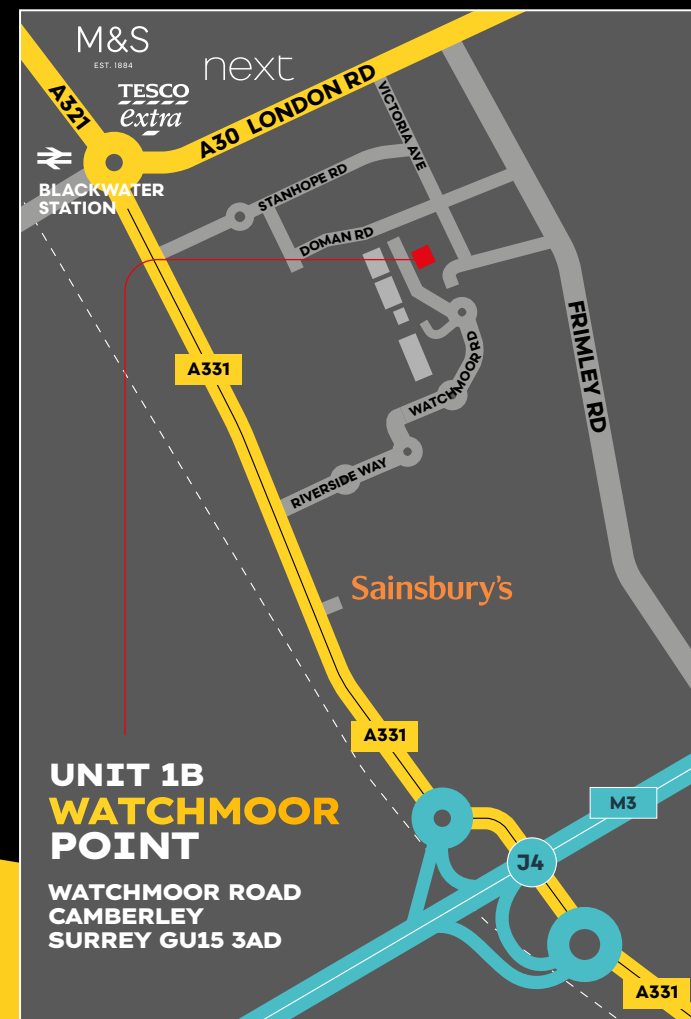
LOCATION

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.

Sainsbury's, Tesco, M&S and Next super stores are all located within close proximity of the estate. 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 information and rent details available upon request.



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



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