

**TUNGSTEN PARK
// FRIMLEY**

1.2MVA OF POWER

0.5 ACRES OF OPEN STORAGE

COMING SOON



**FIVE BRAND NEW
HIGHLY SUSTAINABLE
INDUSTRIAL /
WAREHOUSE UNITS**

4,892 – 29,330 SQ FT - TO LET

**CAMBERLEY, SURREY
GU16 7SR**

**WHAT THREE WORDS
///SPUD.COOKED.CONTINUES**

tungstenpark-frimley.com

A Development By

TUNGSTEN
PROPERTIES

BUILT FOR LOGISTICS

Tungsten Park Frimley is an exciting new industrial / logistics warehouse development set within the attractive landscaped environment of Frimley Business Park, on Junction 4 of the M3.

The 5-unit scheme includes additional open storage space and will target a BREEAM Excellent Rating.



TO A HIGH SPECIFICATION



FLOOR LOADING
50KN/M2



GENEROUS CAR
PARKING PROVISION



FIRST FLOOR
OFFICES



LEVEL ACCESS
LOADING DOORS



0.5 ACRES OF
OPEN STORAGE



6-8M HAUNCH
HEIGHT



SECURE
GATED SITE



1.2MVA
OF POWER

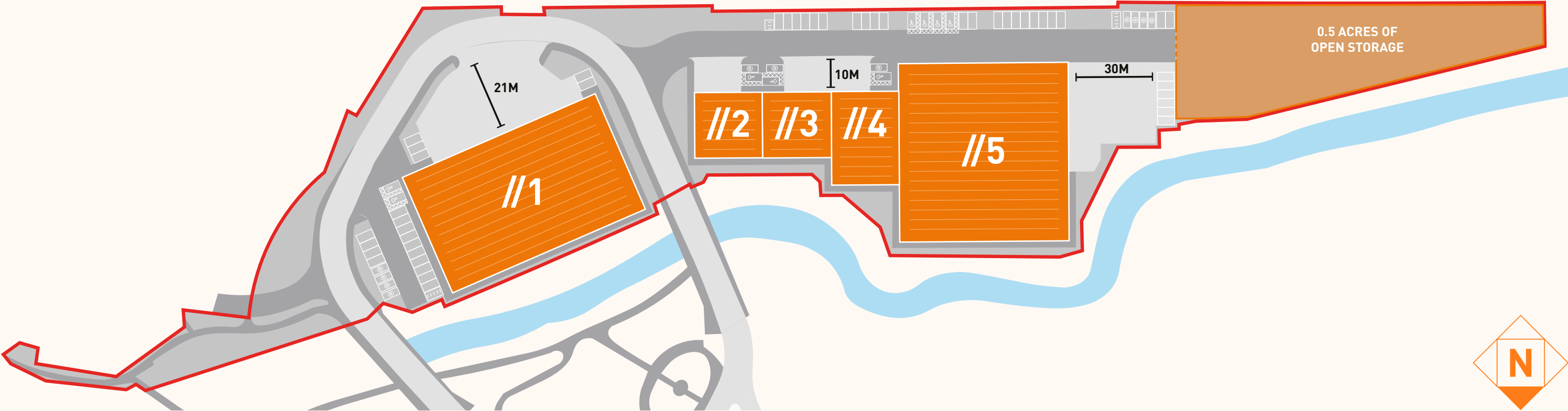
INDICATIVE IMAGE

FLEXIBLE RANGE OF SIZES FROM 4,892 SQ FT TO 29,330 SQ FT

UNIT	TOTAL GEA (sq ft)	WAREHOUSE (sq ft)	OFFICE (sq ft)	CLEAR HEIGHT	YARD DEPTH	OPEN STORAGE (acres)	CAR PARKING
1	25,941	22,241	3,700	8m	21m	0.5	25
2	4,892	3,682	1,210	6m	10m	0.5	5
3	6,110	4,900	1,210	6m	10m	0.5	5
4	6,549	5,339	1,210	6m	10m	0.5	6
5	29,330	25,380	3,950	8m	30m	0.5	28
TOTAL	72,822	61,542	11,280				



INDICATIVE IMAGE



DESIGNED SUSTAINABILITY



TARGET
EPC A



TARGET BREEAM
EXCELLENT



LANDSCAPED
ENVIRONMENT



LED
LIGHTING



SOLAR
PANELS

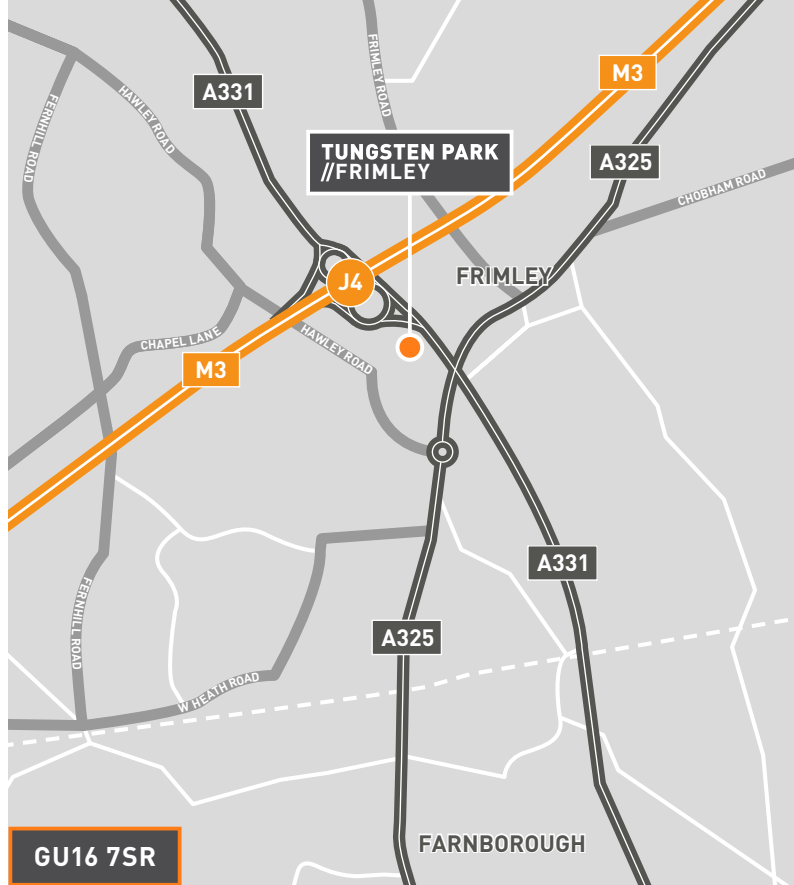
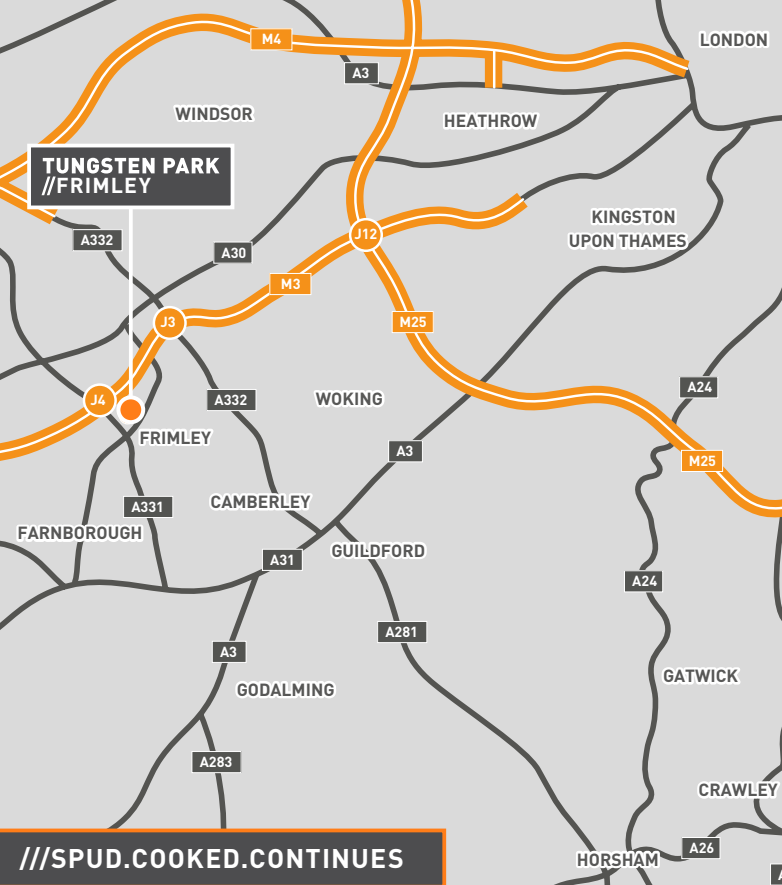


ELECTRIC VEHICLE
CHARGING POINTS



CYCLE PATHS
AND STORAGE





A STRATEGIC LOCATION

FRIMLEY BUSINESS PARK BENEFITS FROM IMMEDIATE ACCESS TO JUNCTION 4 OF THE M3, OFFERING DIRECT CONNECTIVITY TO THE M25, A3, AND WIDER NATIONAL MOTORWAY NETWORK.

DEMOGRAPHICS



**350,000 LOCAL POPULATION
WITHIN A 30 MINUTE
DRIVE TIME**



**84% OF THE LOCAL
WORKING-AGE POPULATION
ARE ECONOMICALLY ACTIVE**



**21% OF LOCAL WORKFORCE
ARE EMPLOYED IN
TRANSPORT, LOGISTICS, AND
MANUFACTURING SECTORS**

SOURCE: NOMIS

DISTANCE TO / DRIVE TIMES

BY TRAIN	MILES	TIME
FRIMLEY STATION	0.4 MILES	1 MIN
BY CAR	MILES	TIME
FARNBOROUGH	2.4 MILES	6 MINS
M25 J12	11.4 MILES	12 MINS
GUILDFORD	13.5 MILES	20 MINS
LONDON	35.9 MILES	50 MINS
BY PLANE	MILES	TIME
FARNBOROUGH AIRPORT	4.3 MILES	12 MINS
HEATHROW AIRPORT	20.5 MILES	26 MINS
GATWICK AIRPORT	44.2 MILES	49 MINS

SOURCE: GOOGLE MAPS



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