

**3|4|5**

**Three next generation
industrial & logistics units**

From 16,599 - 44,333 sq ft

Available Q3 2027
watchmoorparkindustrial.co.uk

Growth starts here



W3|4|5



Innovate for today & tomorrow

W3, W4 and W5 will provide between 16,599 - 44,333 sq ft of best-in-class industrial units just 1-minute from Junction 4 of the M3 motorway, for quick access to London and Southampton.

Local occupiers:

STIHL

FedEx

SCREWFIX

DHL

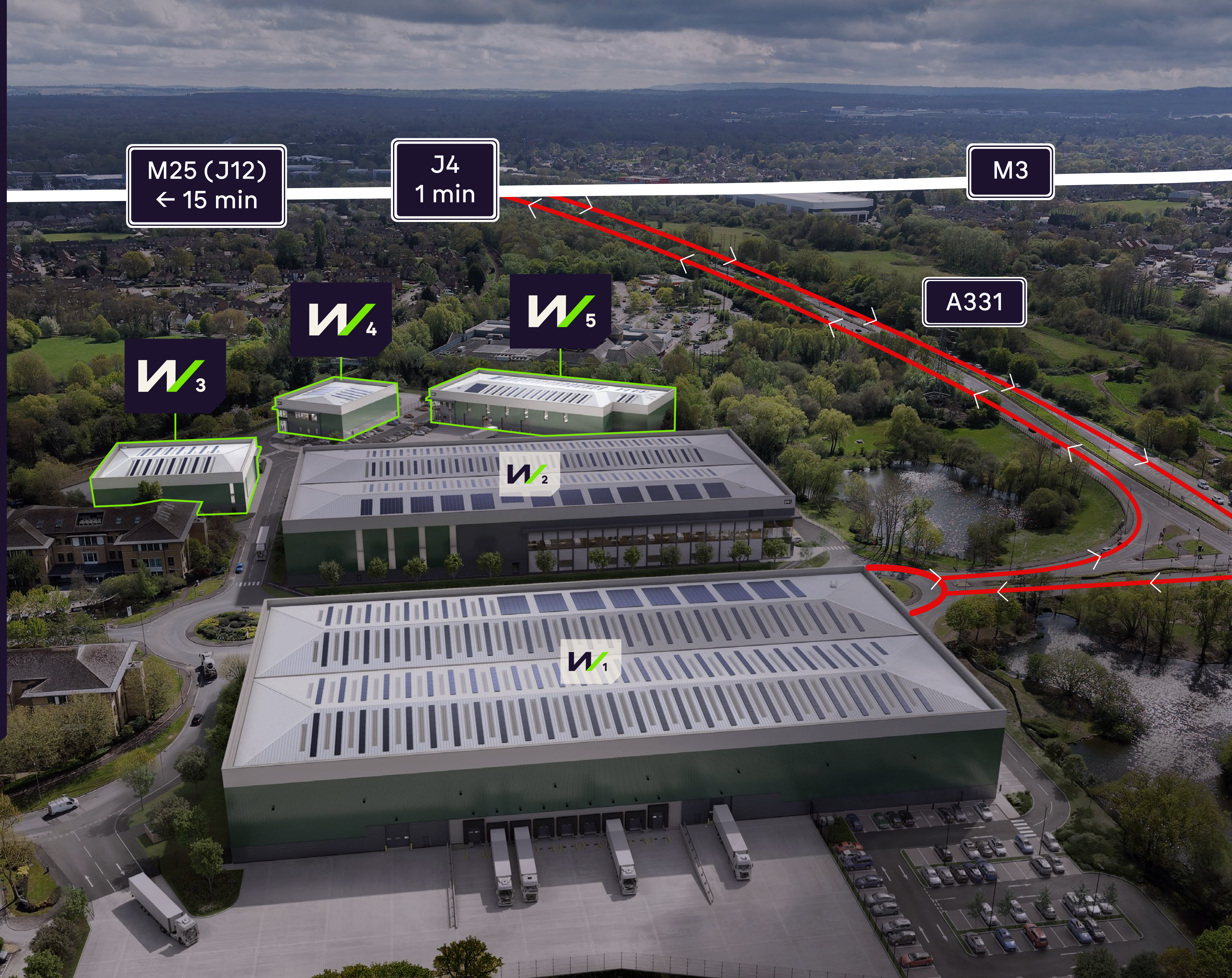
amazon

dpd



THE SOFA DELIVERY CO

Menzies
DISTRIBUTION



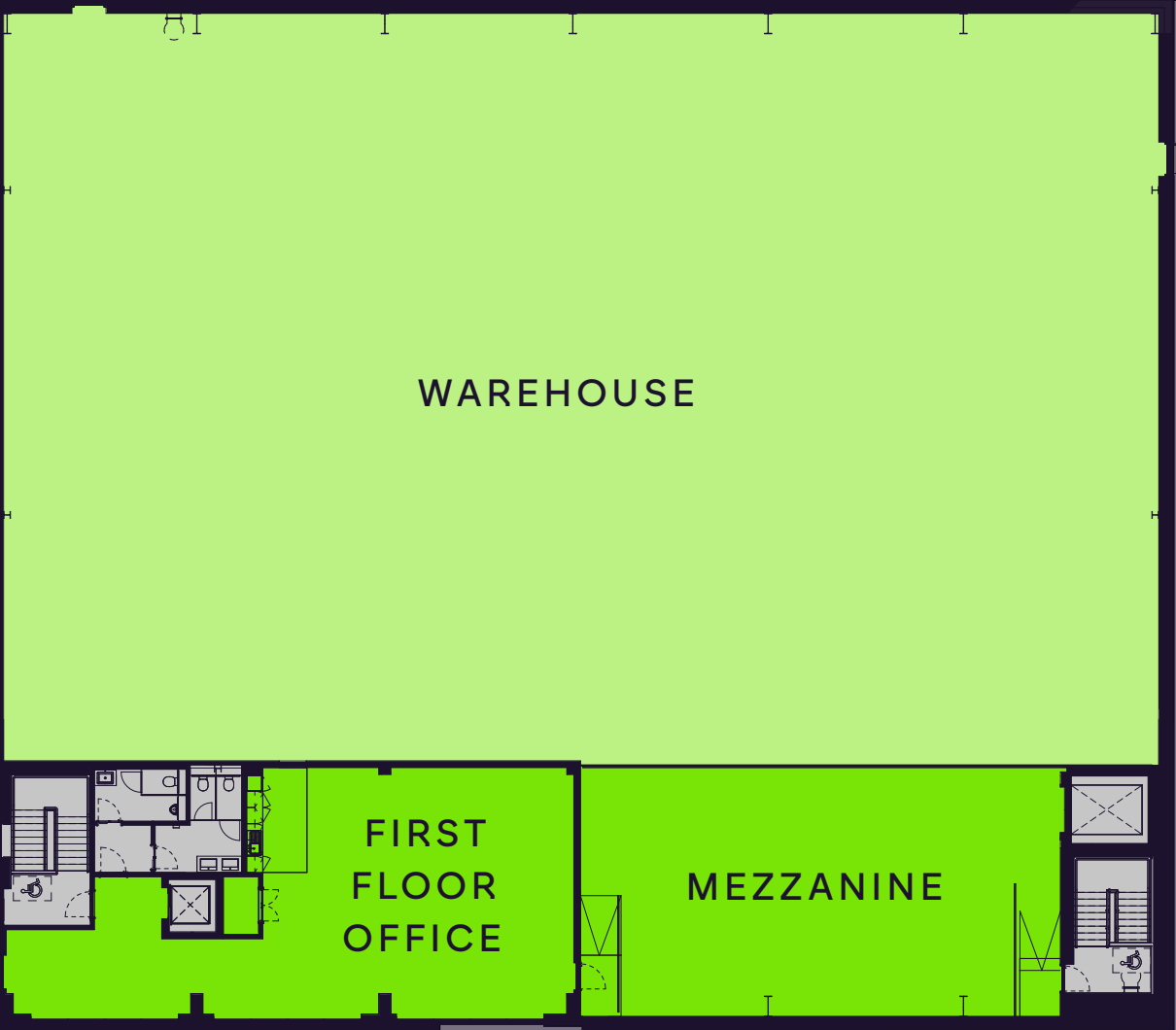
Unit 3

22,170 sq ft

	Sq ft	Sq m
Warehouse	17,680	1,643
Offices	2,195	204
Mezzanine	2,295	213
Total	22,170	2,060

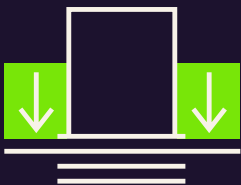
Approximate Gross External Area

- Warehouse
- Office
- Core
- Yard / car park
- Bike storage



42m

Specification



2 level access doors



10m clear internal height



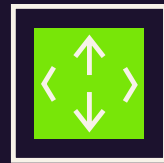
50kn/m² floor loading



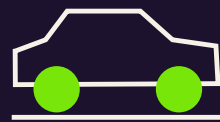
Up to 194 kVA power supply capacity



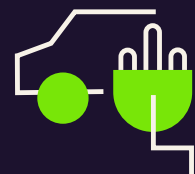
Targeting EPC A



Up to 42m yard depth



16 car parking spaces



3 EV charging spaces



4 bike storage spaces



Secure Yard

Unit 4

16,599 sq ft

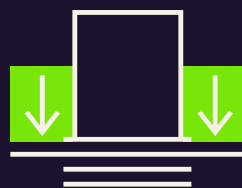
	Sq ft	Sq m
Warehouse	11,659	1,083
Offices	1,895	176
Mezzanine	3,045	283
Total	16,599	1,542

Approximate Gross External Area

- Warehouse
- Office
- Core
- Yard / car park
- Bike storage



Specification



2 level access doors



10m clear internal height



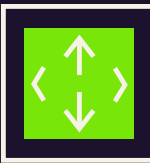
50kn/m² floor loading



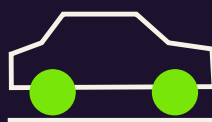
Up to 163 kVA power supply capacity



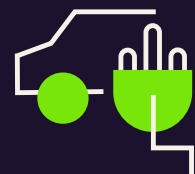
Targeting EPC A



Up to 35m yard depth



12 car parking spaces



2 EV charging spaces



4 bike storage spaces



Secure Yard

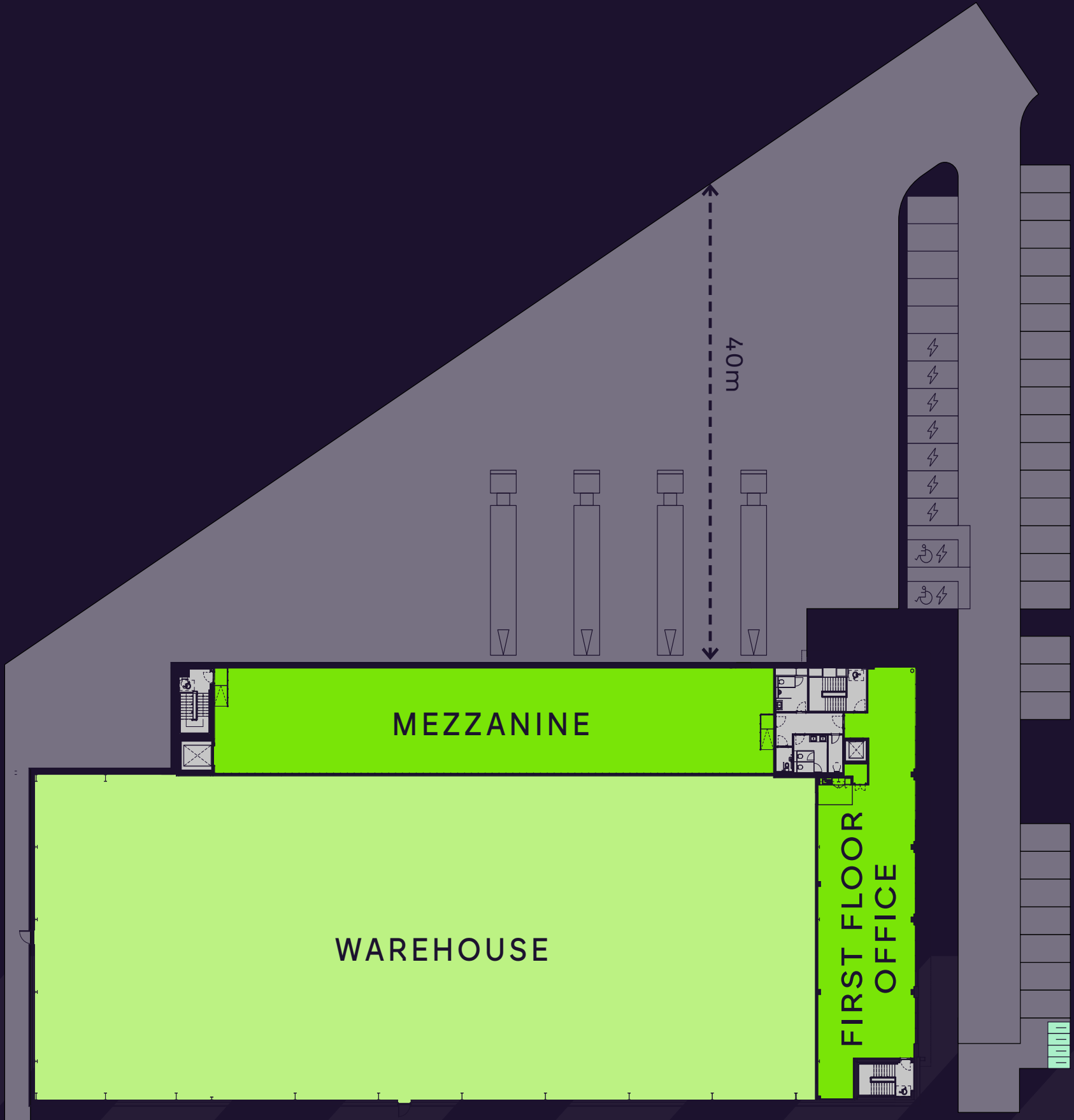
Unit 5

44,333 sq ft

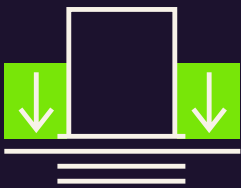
	Sq ft	Sq m
Warehouse	33,828	3,143
Offices	4,380	407
Mezzanine	6,125	569
Total	44,333	4,119

Approximate Gross External Area

- Warehouse
- Office
- Core
- Yard / car park
- Bike storage



Specification



4 level access doors



10m clear internal height



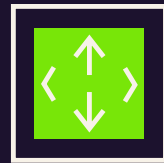
50kn/m² floor loading



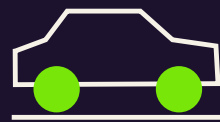
Up to 443 kVA power supply capacity



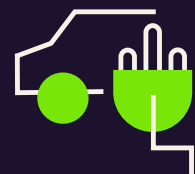
Targeting EPC A



Up to 40m yard depth



38 car parking spaces



9 EV charging spaces



8 bike storage spaces



Secure Yard

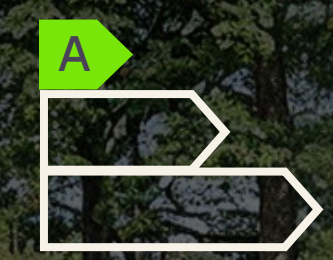


Sustainability

Delivering efficient performance,
reduced environmental impact,
and long-term operational value.



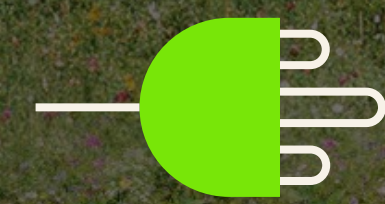
PV
panels



Targeting
EPC A



Targeting
BREEAM Excellent



EV
charging



Enhanced
air quality



Air source
heat pumps



Landscaped
environment



Double
glazing



Low flow
sanitary fittings



Cycle
parking

The right direction for your business

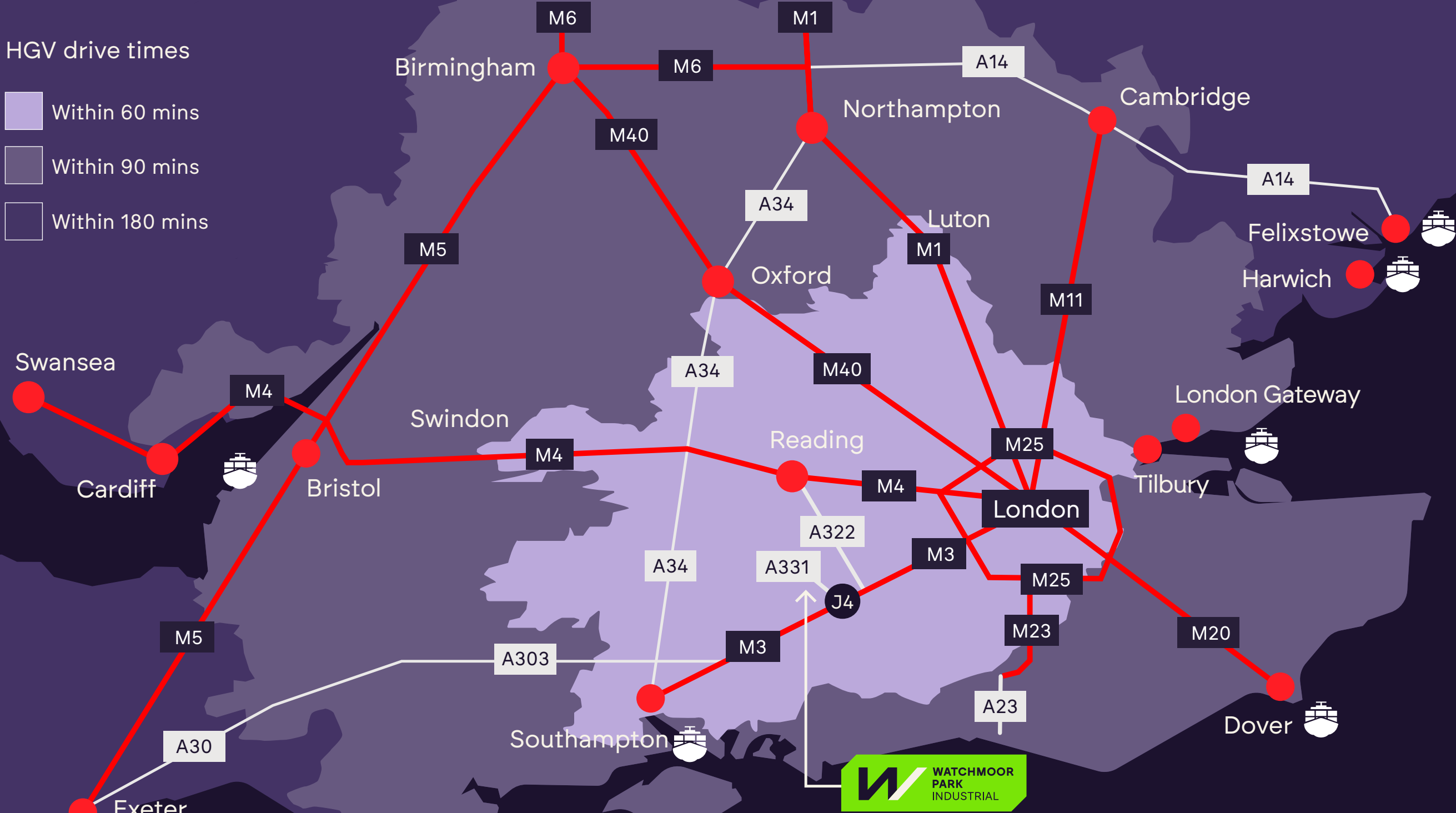
An established logistics destination offering unrivalled connectivity to London, South East and beyond via road, rail and air.

Located adjacent to M3 Junction 4, Watchmoor Park Industrial offers easy access to the M25 and wider motorway network as well as three international airports and the Port of Southampton.

Over 60% of the UK's population can be reached in less than a 4.5 hour drive making it an ideal regional distribution hub.

HGV drive times

- Within 60 mins
- Within 90 mins
- Within 180 mins



Road

M3 (J4) 0.8 miles 1 min	Southampton 45.5 miles 45 mins
M25 (J12) 12.5 miles 15 mins	London 36 miles 50 mins
Reading 19 miles 30 mins	Oxford 64 miles 65 mins

Rail

Reading 18 mins
London Waterloo 36 mins

Air

Heathrow 18 miles 20 mins	London Luton 51 miles 50 mins
Gatwick 44 miles 45 mins	Stansted 80 mile 75 mins

Sea

Port of Southampton 50 miles 50 mins	London Gateway 75 miles 80 mins
Port of Tilbury 72 miles 75 mins	Port of Bristol 99 miles 100 mins

Connected to a motivated community

Demographics

60%

Of the UK population
can be reached within
4.5 hours

3,547,248

Labour pool within a
45 minute drive time

40,000

Employed in manufacturing
and transportation (NOMIS)

68,000

Jobs are in professional,
scientific and tech – 2.5%
more than UK average
(NOMIS)



POSTCODE: GU15 3YL

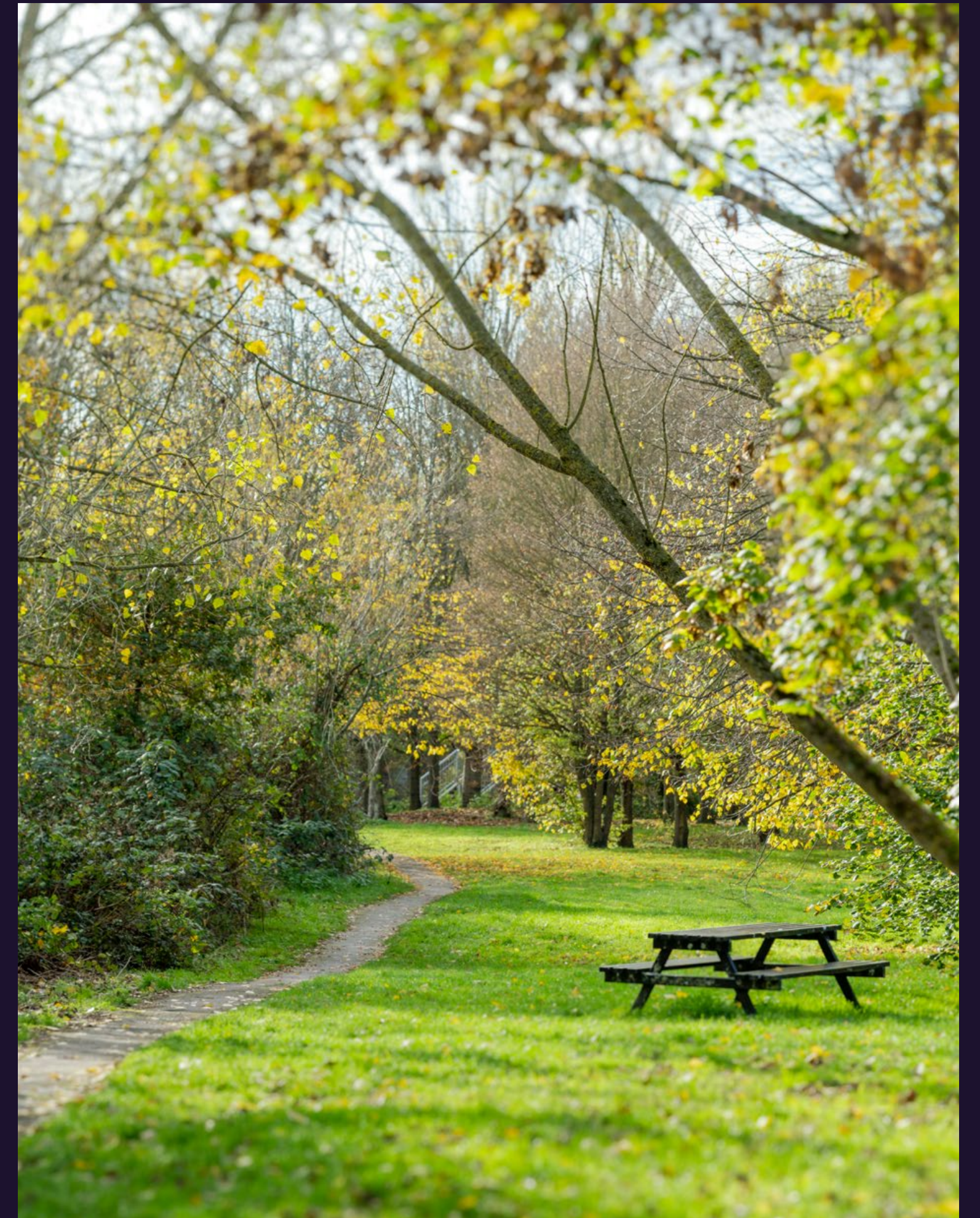
An ideal business location with
excellent infrastructure links and
a skilled local labour pool, within
commutable distance from London.

Watchmoor Park: the right place...

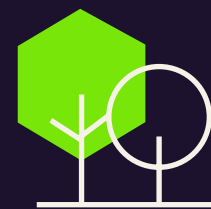
Located in the green surroundings of Camberley and just a short walk to local amenities.

Sainsbury's, Starbucks, and the brand new Places Leisure Centre are all close by. Nature lovers can explore neighbouring Crabtree Woods and Watchmoor Nature Reserve.

There is also excellent access to the local cycle network and rail connections to London and Reading.



Close to
local amenities



Surrounded by
green spaces

...to set a brand new pace

A development by:

Anglesea Capital

Anglesea Capital is a UK focused investment, asset and development management group.

Formed in 2009, Anglesea Capital has asset managed over 30m sq ft of UK office, industrial and logistics accommodation.

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