

A new generation of industrial
and logistics units available
at Watchmoor Park

watchmoorparkindustrial.co.uk

113,250 sq ft high-spec,
future-ready warehouse

Available Q4 2026



**WATCHMOOR
PARK
INDUSTRIAL**



Introducing
Phase 1:

W1

113,250 sq ft

1 mile from M3 (J4)

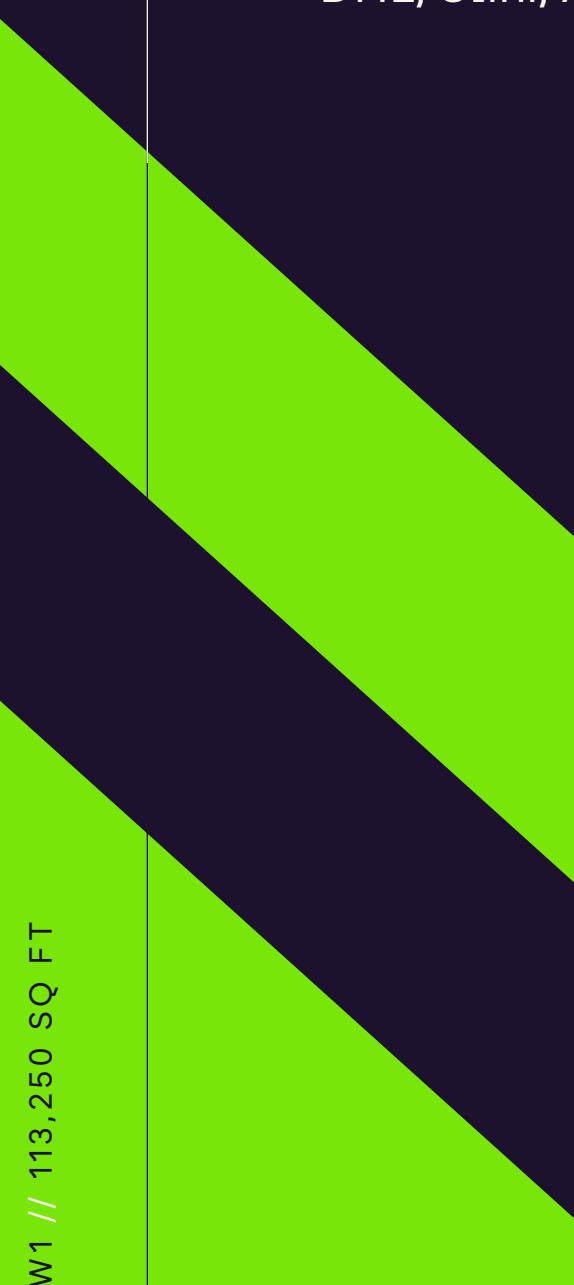
**Exceptional opportunity
at Watchmoor Park Industrial**



Innovate for today & tomorrow

W1 will provide 113,250 sq ft of best-in-class logistics space just 1-minute from Junction 4 of the M3 corridor motorway, for quick access to London and Southampton.

Part of the established Watchmoor Park estate, the area is home to major occupiers including DHL, Stihl, Amazon and DPD.



W1 // 113,250 SQ FT



Q4 2026



The vision

Watchmoor Park Industrial will comprise two phases of high quality industrial/logistics space.

Delivered on a speculative basis, **W1** will offer a single detached Grade A logistics unit for use classes E(g)(iii), B2 and B8.

Phase 2 will provide up to 205,000 sq ft of further accommodation, with flexibility to suit a wide variety of occupiers. Detailed planning consent for this future development has been achieved.

Local occupiers:

STIHL

FedEx

SCREWFIX

DHL

amazon

dpd

THE SOFA DELIVERY CO

Menzies
DISTRIBUTION

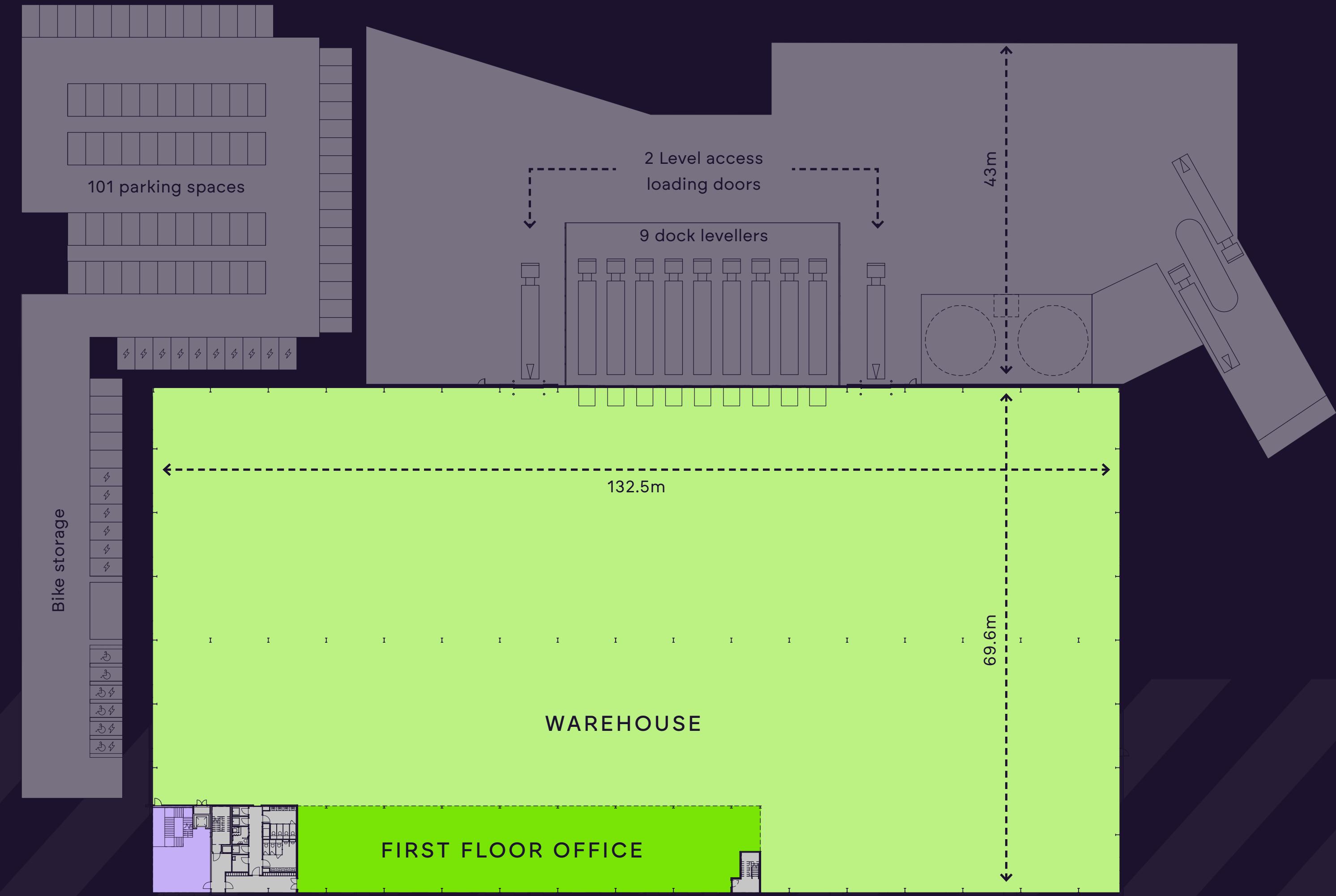


The opportunity

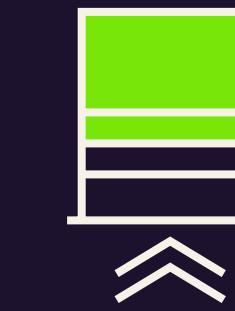
Level		Sq ft	Sq m
Ground	Warehouse	102,330	9,506
01	Office	9,870	917
02	Plant	1,050	98
Total		113,250	10,521

Approximate Gross External Area

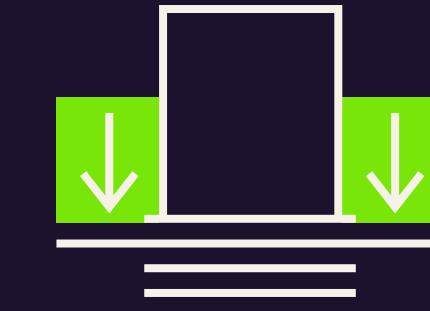
- Warehouse
- Office
- Core
- Yard / car park
- Reception
- Bike storage



The detail



9 dock loading doors



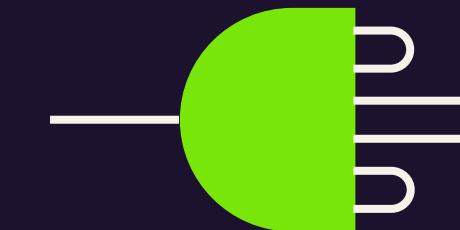
2 level access doors



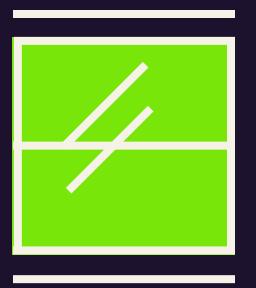
15m clear internal height



50kn/m² floor loading

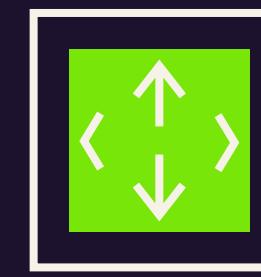


920kVA power supply capacity, with ability to increase to 1.5mVA*

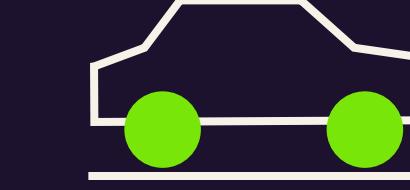


Translucent vertical light panels

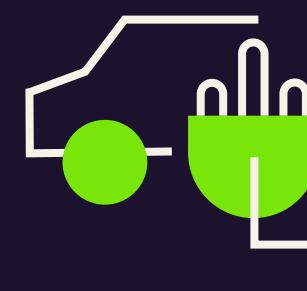
*Subject to further application and network capacity



Up to 43m yard depth



101 car parking spaces



21 EV charging spaces*

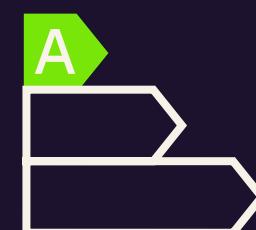
*Infrastructure for a further 20%



32 bike storage spaces

BREEAM

Targeting BREEAM Excellent



Targeting EPC A

Reach new heights

Boasting high industry standards in design and specification.

An impressive reception leads to the 9,870 sq ft Grade A office space on the first floor, offering occupiers a flexible floorplate with excellent natural light.



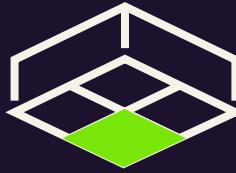
Feature double-height atrium



Air conditioning



Raised floors



Suspended ceilings



Impressive, modern and well-finished entrance and reception.

CGI is indicative

Sustainability

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



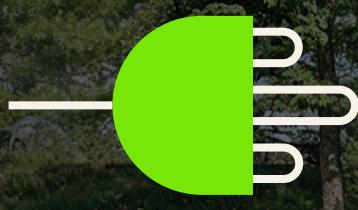
PV panels



Targeting EPC A



Targeting BREEAM Excellent



EV charging



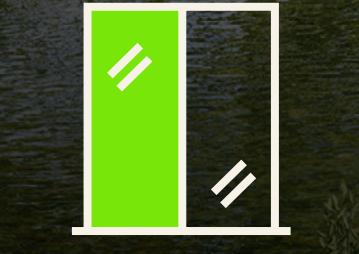
Enhanced air quality



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.



Connected to a motivated community

Demographics

60%

Of the UK population
can be reached within
4.5 hours

3,547,248

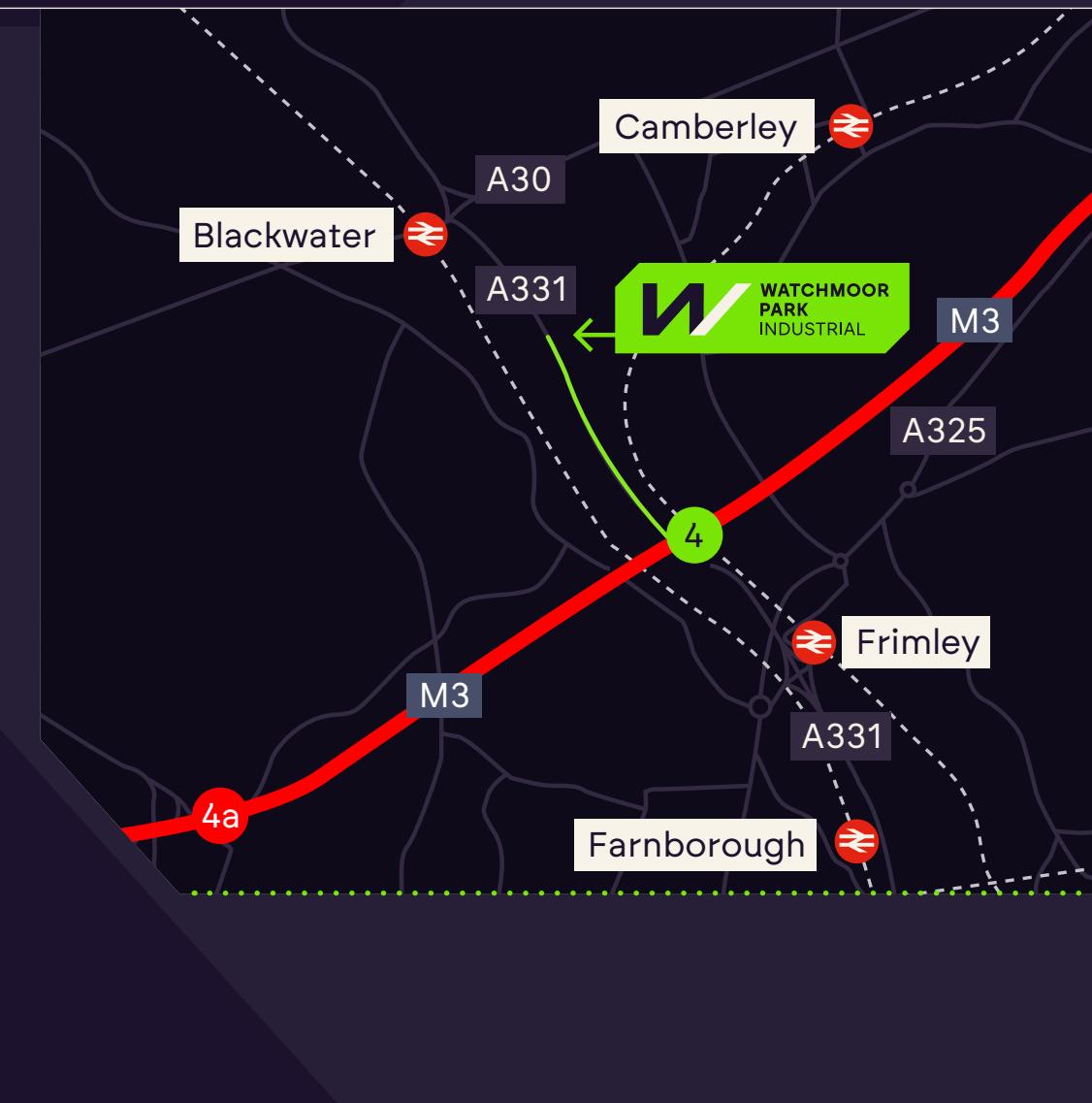
Labour pool within a
45 minute drive time

40,000

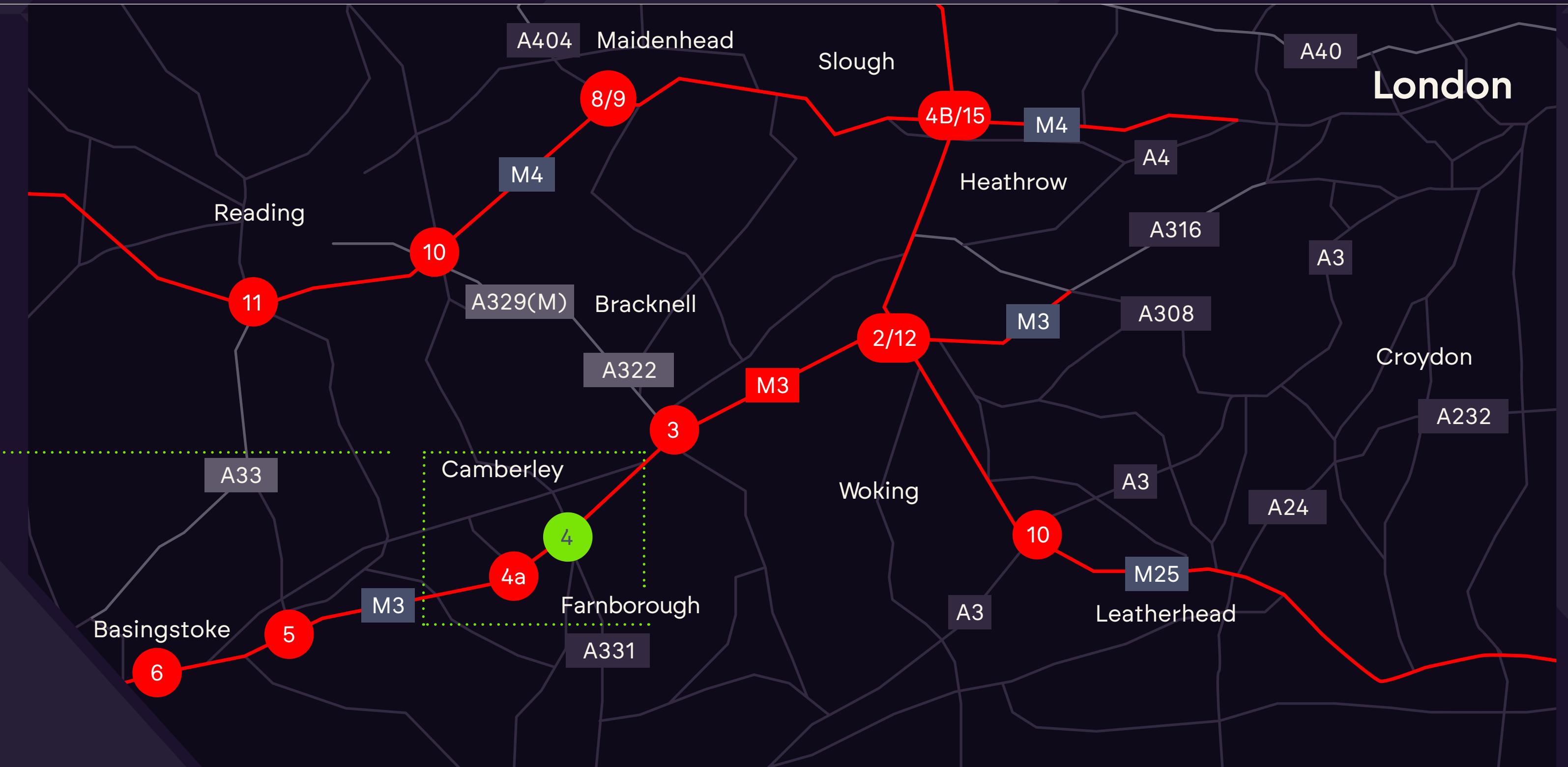
Employed in manufacturing
and transportation (NOMIS)

68,000

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



W1 // 113,250 SQ FT
An ideal business location with excellent
infrastructure links and a skilled local
labour pool, within commutable distance
from London.

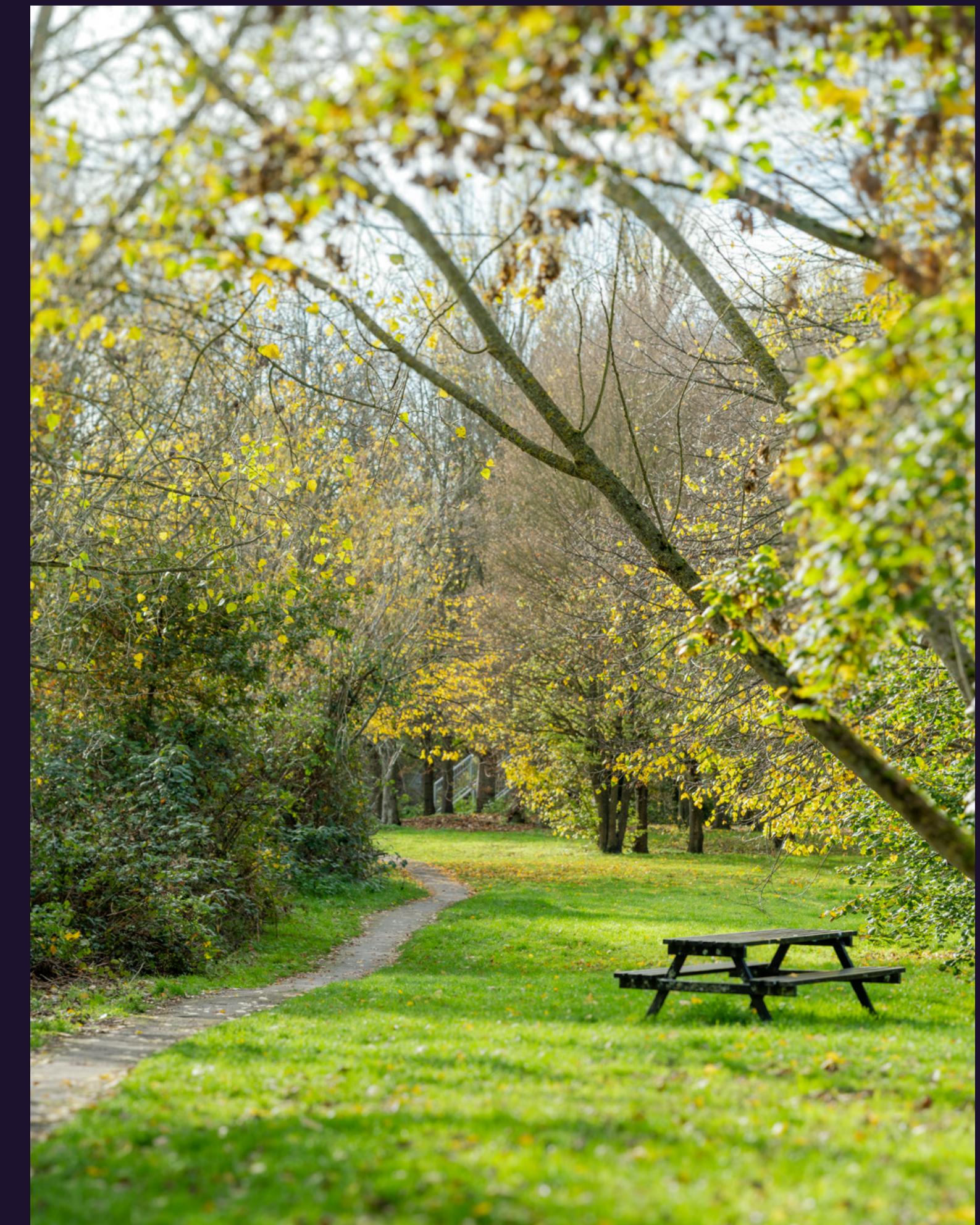


Watchmoor Park: the right place...

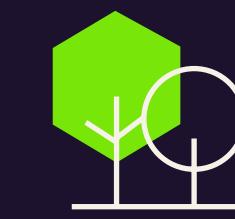
Located in the green surroundings of Camberley and just a short walk to local amenities.

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 commercial real estate Investment, development and asset management group.

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

Our commitment to Watchmoor Park Industrial will see us develop a further 205,000 sq ft in Phase 2

Contact:

DTRE

RICHARD HARMAN

richard.harman@dtre.com
07776 200 143

ALICE HAMPDEN-SMITH

alice.hampden-smith@dtre.com
07508 371 884

watchmoorparkindustrial.co.uk

Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2026. Design by **siren** | +44 (0)20 7478 4300 | sirendesign.co.uk

■ HOLLIS HOCKLEY

WILLIAM MERRETT-CLARKE

william.merrett-clarke@hollishockley.co.uk
07774 269 443

ELIZABETH GRAY

elizabeth.gray@hollishockley.co.uk
07712 815 268

//resolves.strict.drip

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