

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:





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.



M3

J4
1 min

M3

M25 (J12)
← 15 min

A331

PHASE 2
Pre-let opportunity

W1

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

— Unit 1 demise
→ Site entrance / exits

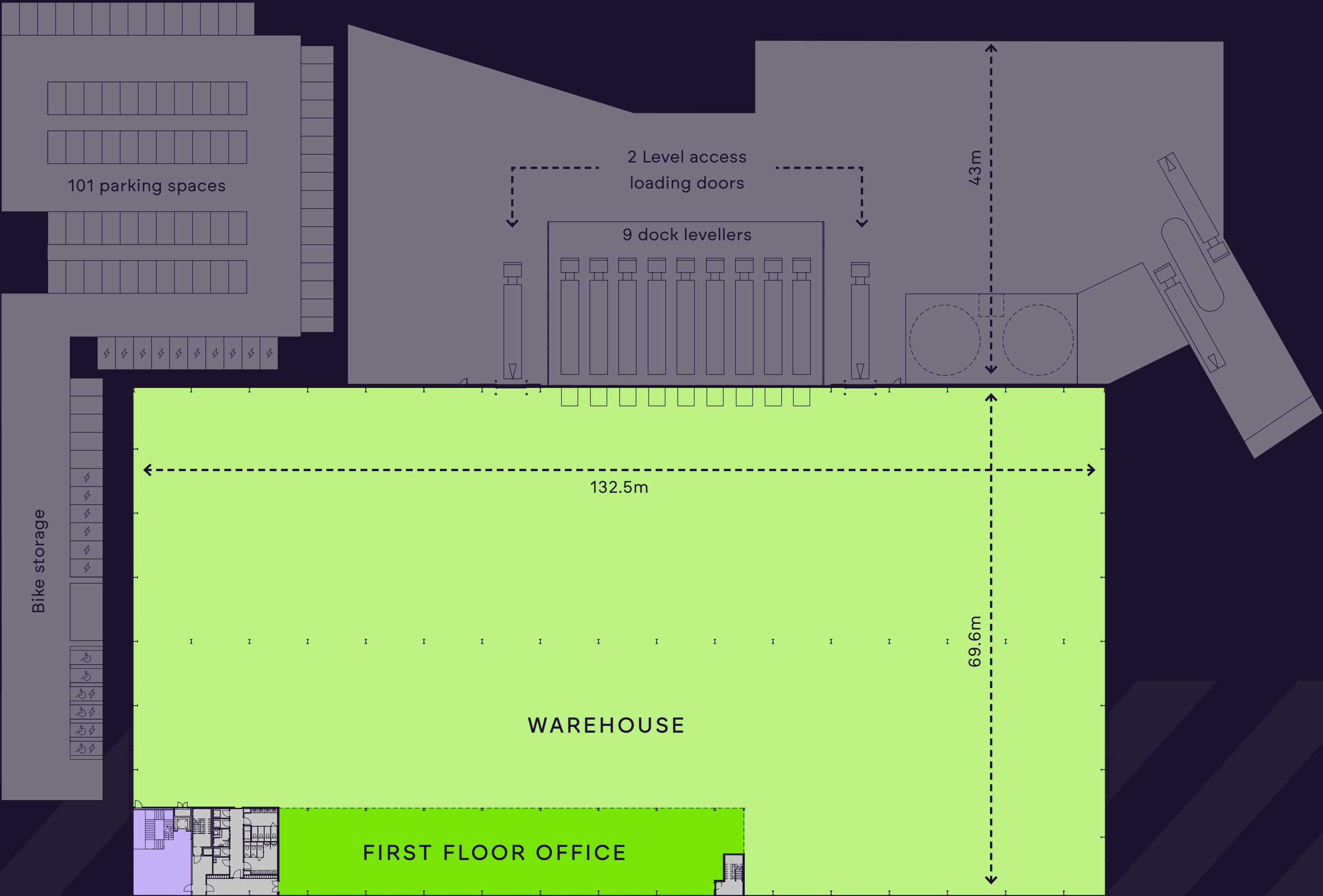


The opportunity

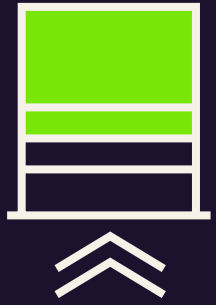
Level		Sq ft	Sq m
Ground	Warehouse	102,330	9,506
01	Office	9,870	917
02	Plant	1,050	98
Total		113,250	10,521

Approximate Gross External Area

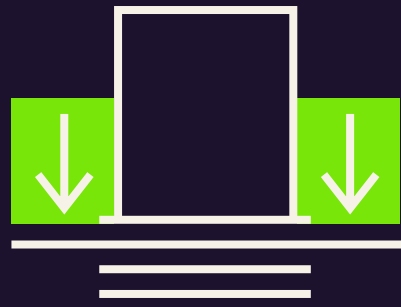
- Warehouse
- Office
- Core
- Yard / car park
- Reception
- Bike storage



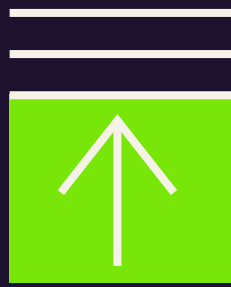
The detail



9 dock loading doors



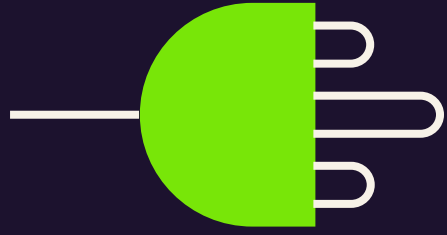
2 level access doors



15m clear internal height

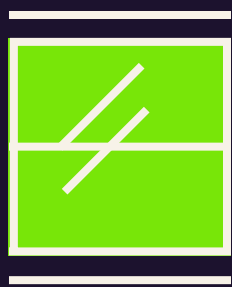


50kn/m² floor loading

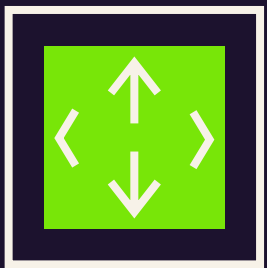


920kVA power supply capacity, with ability to increase to 1.5mVA*

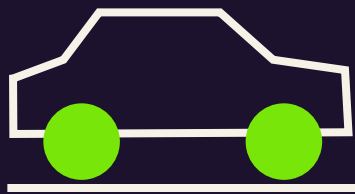
*Subject to further application and network capacity



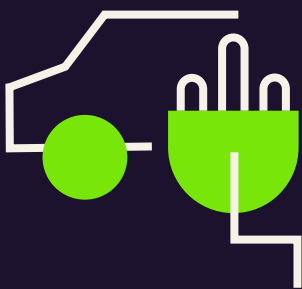
Translucent vertical light panels



Up to 43m yard depth



101 car parking spaces



21 EV charging spaces*

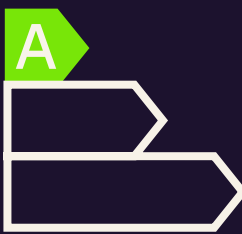
*Infrastructure for a further 20%



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.



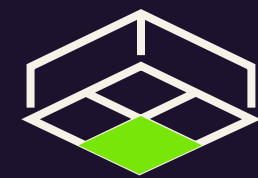
Feature double-height atrium



Air conditioning



Raised floors



Suspended ceilings

Impressive, modern and well-finished entrance and reception.



CGI is indicative

Sustainability

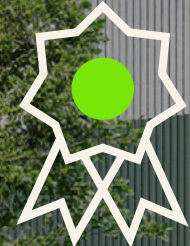
Delivering efficient performance, reduced environmental impact, and long-term operational value.



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.



Road

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

Rail

Reading
18 mins
London Waterloo
36 mins

Air

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

Sea

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



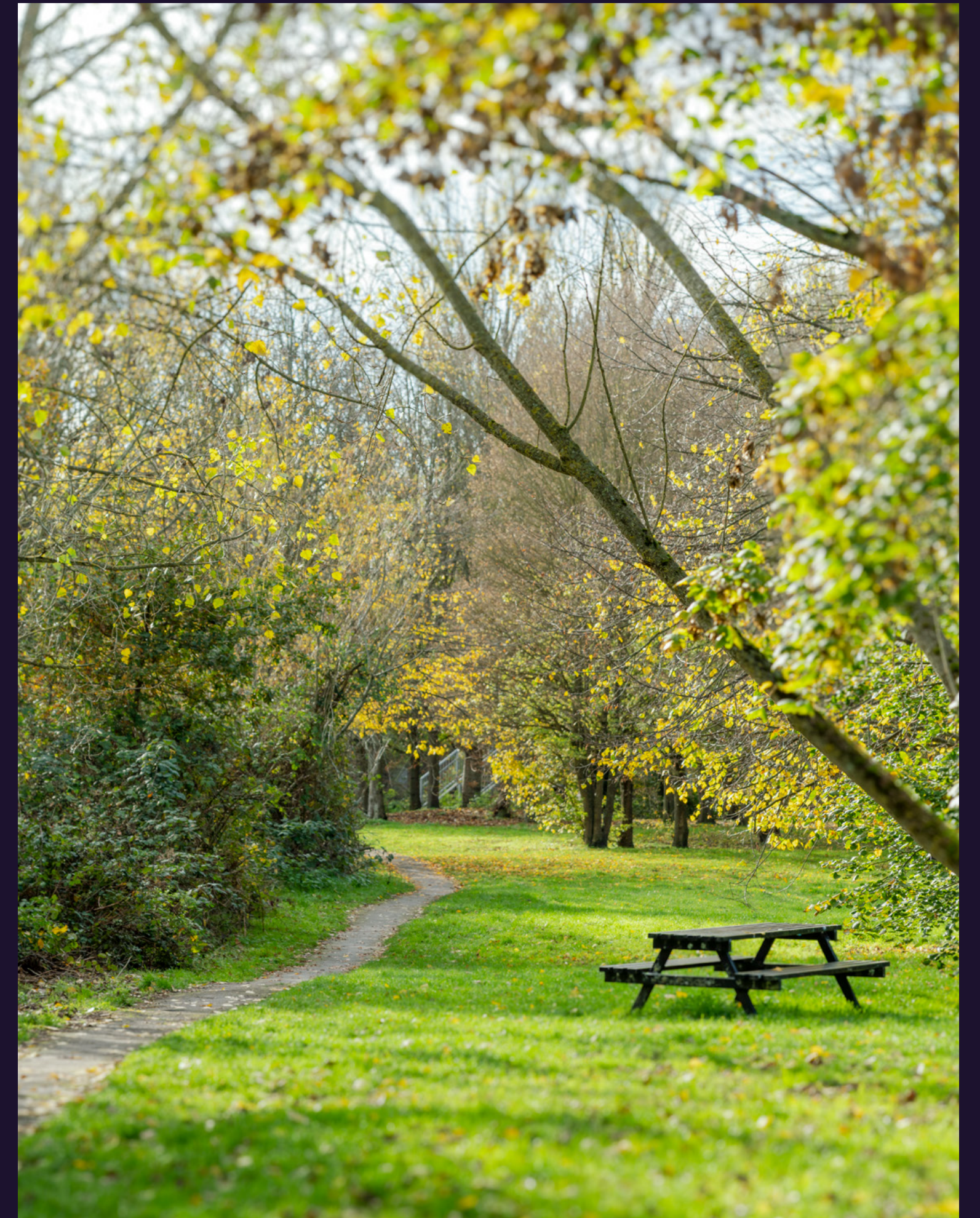
An ideal business location with excellent infrastructure links and a skilled local labour pool, within commutable distance from London.

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

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