

# UNIT C WATCHMOORPOINT

WATCHMOOR ROAD, CAMBERLEY, SURREY GU15 3AD



**33,764 SQ FT**  
(3,136.78 SQ M)

**TO LET**

**WAREHOUSE / INDUSTRIAL UNIT**

**TO BE FULLY REFURBISHED**

**ON A PRIME INDUSTRIAL/DISTRIBUTION ESTATE  
WITH EXCELLENT ACCESS TO J4 M3 MOTORWAY**

## DESCRIPTION

Watchmoor Point is a well-established industrial estate. It benefits from mature landscaping and a security gatehouse and barrier which is manned 24/7.

Unit C 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 which has the ability to be secured plus an excellent parking provision of 93 car parking spaces.

The property is being fully refurbished throughout.



## GENERAL SPECIFICATION



24 HOUR  
MANNED SECURITY



4 X ELECTRICALLY OPERATED  
ROLLER SHUTTER LOADING DOORS



SUBSTANTIAL  
YARD



93 ON SITE  
PARKING SPACES



DOUBLE HEIGHT  
RECEPTION AREA



MATURE  
LANDSCAPING





## SPECIFICATION

### WAREHOUSE



7 METRE EAVES HEIGHT



3 PHASE POWER



LED LIGHTING

## ACCOMMODATION

Measurements are on a gross internal basis.

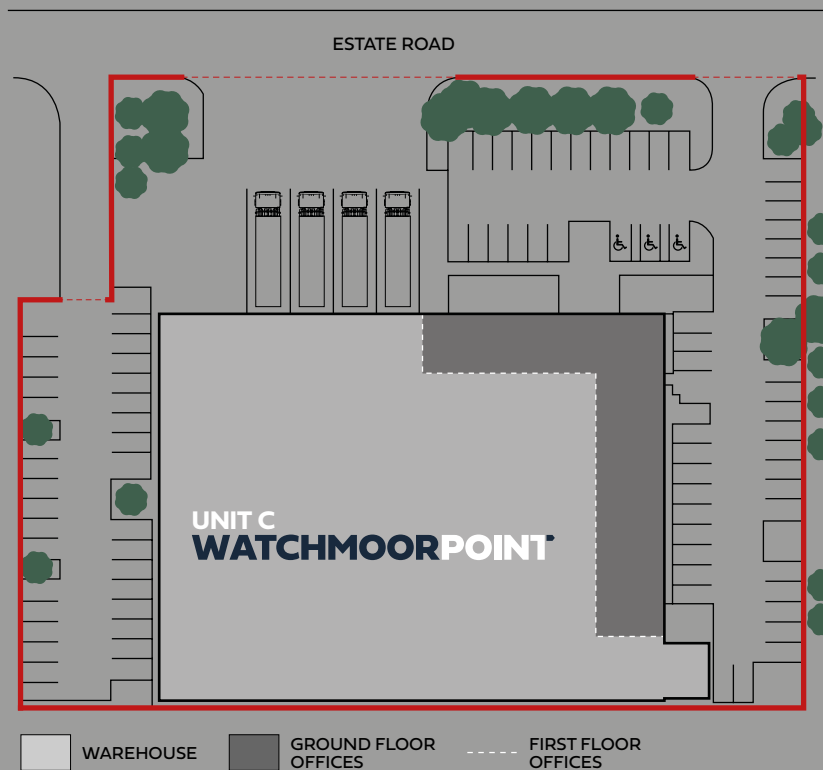
	SQ FT	SQ M
Warehouse	24,244	2,252.34
Reception and Undercroft Warehouse	4,577	425.22
First Floor Office	4,943	459.22
<b>TOTAL</b>	<b>33,764</b>	<b>3,136.78</b>

## TERMS

The property is available by way of a new lease for a term to be agreed. Further details available on request.

## RENT

Available on request.



## OFFICES



SUSPENDED  
CEILING WITH  
LED LIGHTING



3 COMPARTMENT  
TRUNKING



AIR CONDITIONING  
CASSETTES



GAS FIRED  
RADIATORS



TARGET EPC  
RATING ?



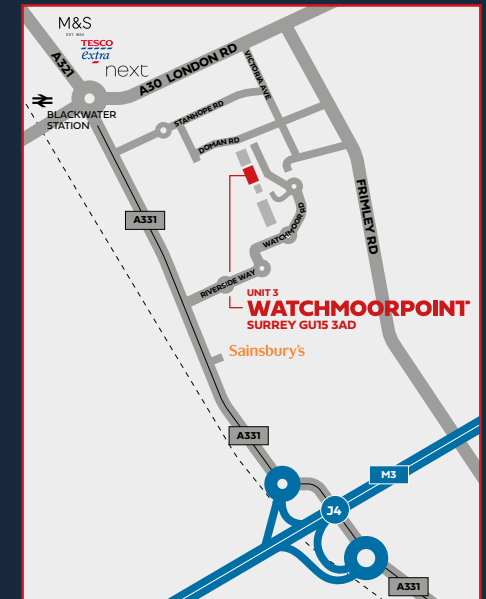
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## LOCATION

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.

Blackwater station is approximately 1 mile to the north providing access between Guildford and Reading.



FOR MORE INFORMATION PLEASE CONTACT THE JOINT AGENTS:

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