



TO LET
76,380 SQ FT (7,096 SQ M)

**TO BE
EXTENSIVELY
REFURBISHED**



THE
POINT

WATCHMOOR ROAD, CAMBERLEY
SURREY GU15 3AD

**SOON TO BE REFURBISHED
WAREHOUSE / INDUSTRIAL
FACILITY**

PRIME INDUSTRIAL/DISTRIBUTION ESTATE
EXCELLENT ACCESS TO J4 M3

THE UNIT

The Point is a HQ industrial / warehouse facility located on a self-contained site of 3.8 acres with a site coverage ratio of 50%. The unit will be extensively refurbished to provide high quality specification including 8.2m eaves height (minimum), 5 ground level and 3 dock level loading doors, and open plan CAT A office space of Grade A specification.

The refurbishment will be targeting high sustainability credentials (EPC B+) with new all electric heating / cooling, air source heat pumps, and LED lighting throughout.

The secure, self-contained site benefits from a 50m yard depth with paladin fencing & gates, and includes

95 parking spaces including 22 EV chargers with potential for an additional 23, and 14 bicycle storage spaces with e-bike charging facilities.



EXTENSIVE
REFURBISHMENT



EXCELLENT
ACCESS TO M3



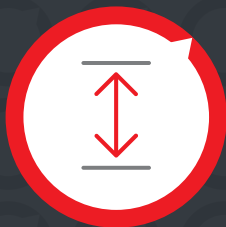
ESTABLISHED
COMMERCIAL
LOCATION

THE
POINT

SPECIFICATION



SELF-CONTAINED
SITE OF 3.8 ACRES
WITH SITE COVERAGE
RATIO OF 50%



8.2m MIN EAVES
HEIGHT RISING
TO 10.4m



5 GROUND LEVEL &
3 DOCK LEVEL
LOADING DOORS



SECURE YARD (50m
DEPTH) WITH PALADIN
FENCING & GATES



NEW ALL ELECTRIC MEP
HEATING/COOLING
THROUGHOUT



562 KVA
POWER CAPACITY



OPEN PLAN
CAT A OFFICES



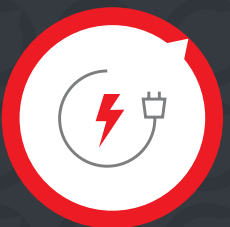
NEW WCs &
SHOWERS



LED LIGHTING
THROUGHOUT



95 PARKING
SPACES



22 EV CHARGERS WITH
POTENTIAL FOR AN
ADDITIONAL 23



14 BICYCLE STORAGE
SPACES WITH E-BIKE
CHARGING FACILITIES



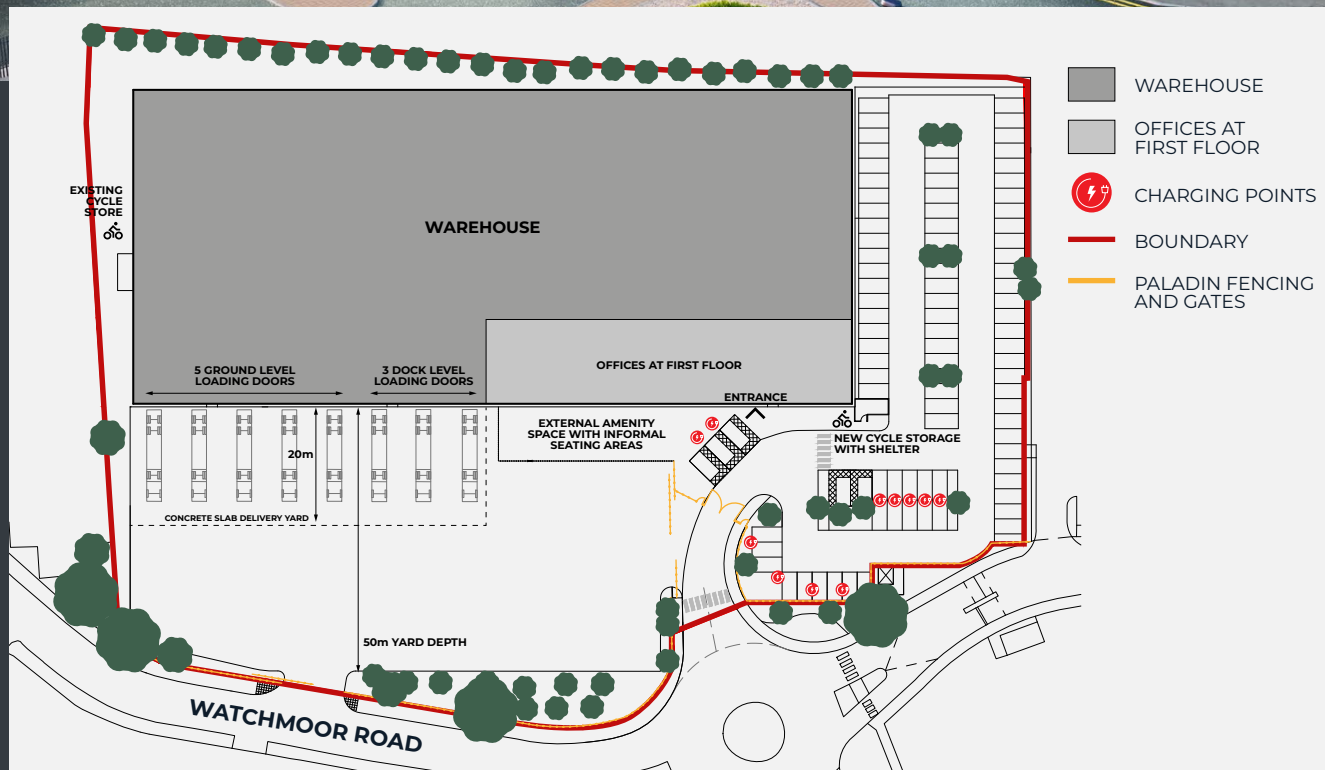
TARGET EPC
RATING B+



MIN 10 YEAR
ROOF WARRANTY



24/7 ESTATE
SECURITY



	SQ M	SQ FT
Ground floor warehouse	6,077	65,412
Ground floor ancillary	190	2,045
First floor office	829	8,923
TOTAL GEA (approx)	7,096	76,380

THE
POINT



**THE POINT IS JUST
A 5 MINUTE DRIVE
TO M3, J4**

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 with a drive time of 5 minutes.

Camberley town centre is a 10 minute walk away with amenities a short walk from The Point including a large Sainsburys, M&S and Tesco Superstore. Arena Leisure Centre is approximately a 20 min walk away and provides gym facilities and swimming pool. Blackwater station is approximately 1 mile to the north providing access between Guildford and Reading, and Camberley train station is approximately 1 mile to the east.

Major occupiers in the surrounding area include:

SIEMENS



BAE SYSTEMS



BLACKWATER STATION

GU15 3AD



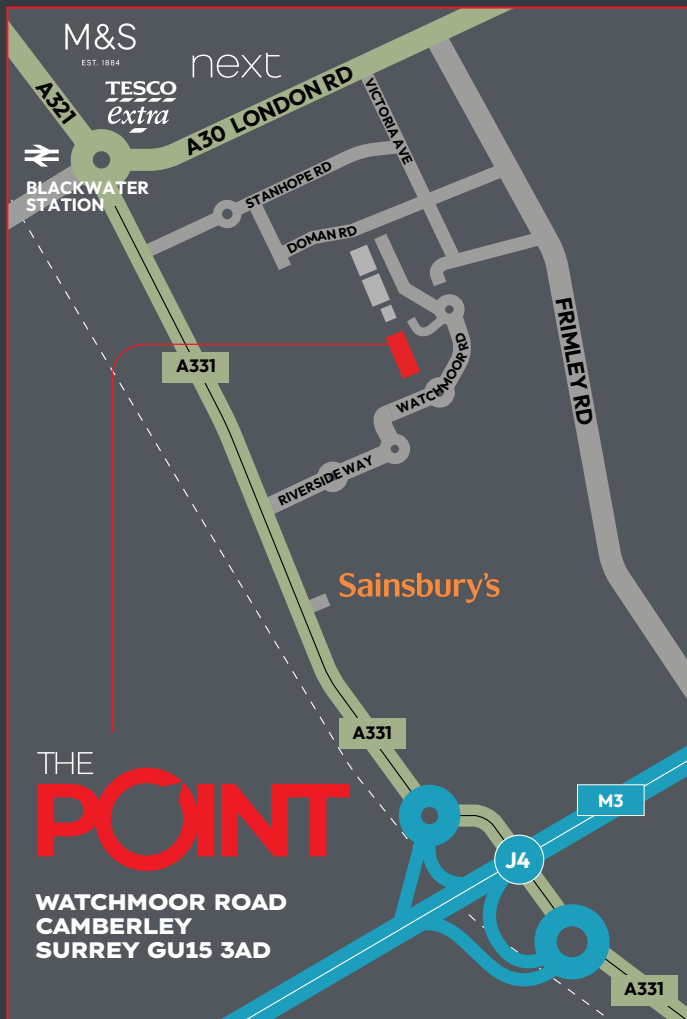
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next



TESCO
extra

A321



TRANSPORT LINKS

BY ROAD

M3 J4	1 mile
Farnborough	4 miles
M4 J10	8 miles
Bracknell	8 miles
Basingstoke	18 miles
Reading	19 miles
Central London	33 miles



BY RAIL

Reading (from Blackwater)	17 mins
Guildford (from Blackwater)	17 mins
London Waterloo (from Farnborough)	35 mins
London Paddington (from Blackwater)	50 mins
Southampton Parkway (from Farnborough)	51 mins
Gatwick (from Blackwater)	59 mins

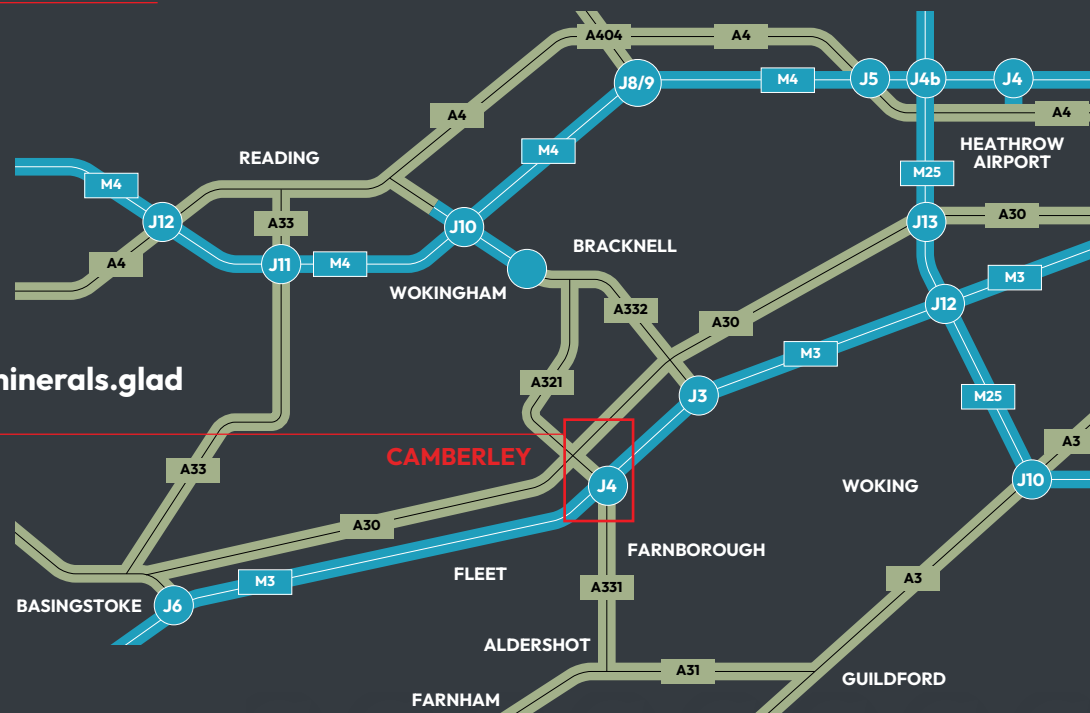


BY AIR

TAG Farnborough Airport	5 miles
Heathrow Airport	19 miles
Gatwick Airport	42 miles
Southampton Airport	44 miles

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CROSSBAY

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