

* Access M3, Camberley

Refurbished Warehouse To Let

Available Now

79,435 Sq Ft (7,380 Sq M)

Fully Refurbished
New Lease



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Stanhope Road, Camberley,
Surrey, **GU15 3YT**

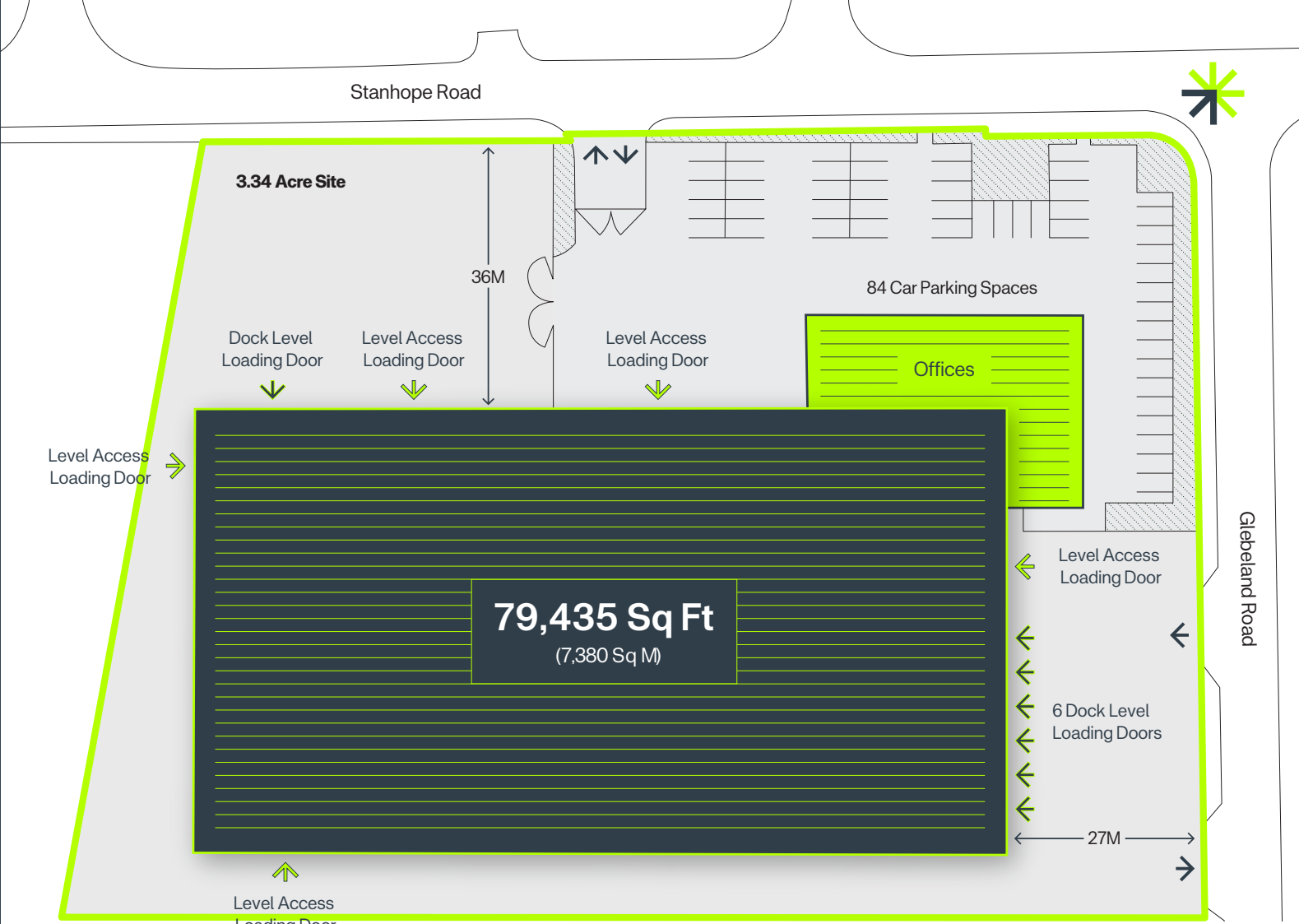
* Optimised For Logistics & Distribution

AccessM3 comprises a detached HQ warehouse / production property which has been fully refurbished. There is a three storey section to the front of the warehouse which provides a mix of commercial space including offices at 1st and 2nd floors, and a main reception to the ground floor.

The main entrance gate from Stanhope Road leads to the main building reception and a secure self-contained car park for up to 84 cars. There is also a dedicated HGV access to a large secure yard area for deliveries and lorry parking with 3 HGV loading doors. The side elevation to Glebeland Road has a separate secure yard with 7 HGV loading doors, 6 of which are Dock level loading doors.



* Your Neighbours



* Top Level Specification

Access M3	SQ FT	SQ M
GF Reception / Undercroft	4,669	434
FF Offices	5,194	483
SF Offices	5,297	492
Warehouse	62,475	5,804
FF Ancillary Uses	1,800	167
Total (approx. GIA)	79,435	7,380

Fully Refurbished Air-Conditioned Offices - 10,491 Sq Ft

Full ESG Credentials

4 EV Car Charging Points

Gas & 3 Phase Supply

EPC A

5 Level Access Loading Doors

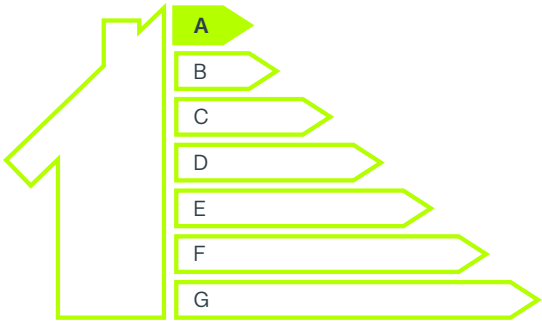
7 Dock Level Loading Doors

Power 200kVA with Potential to Upgrade

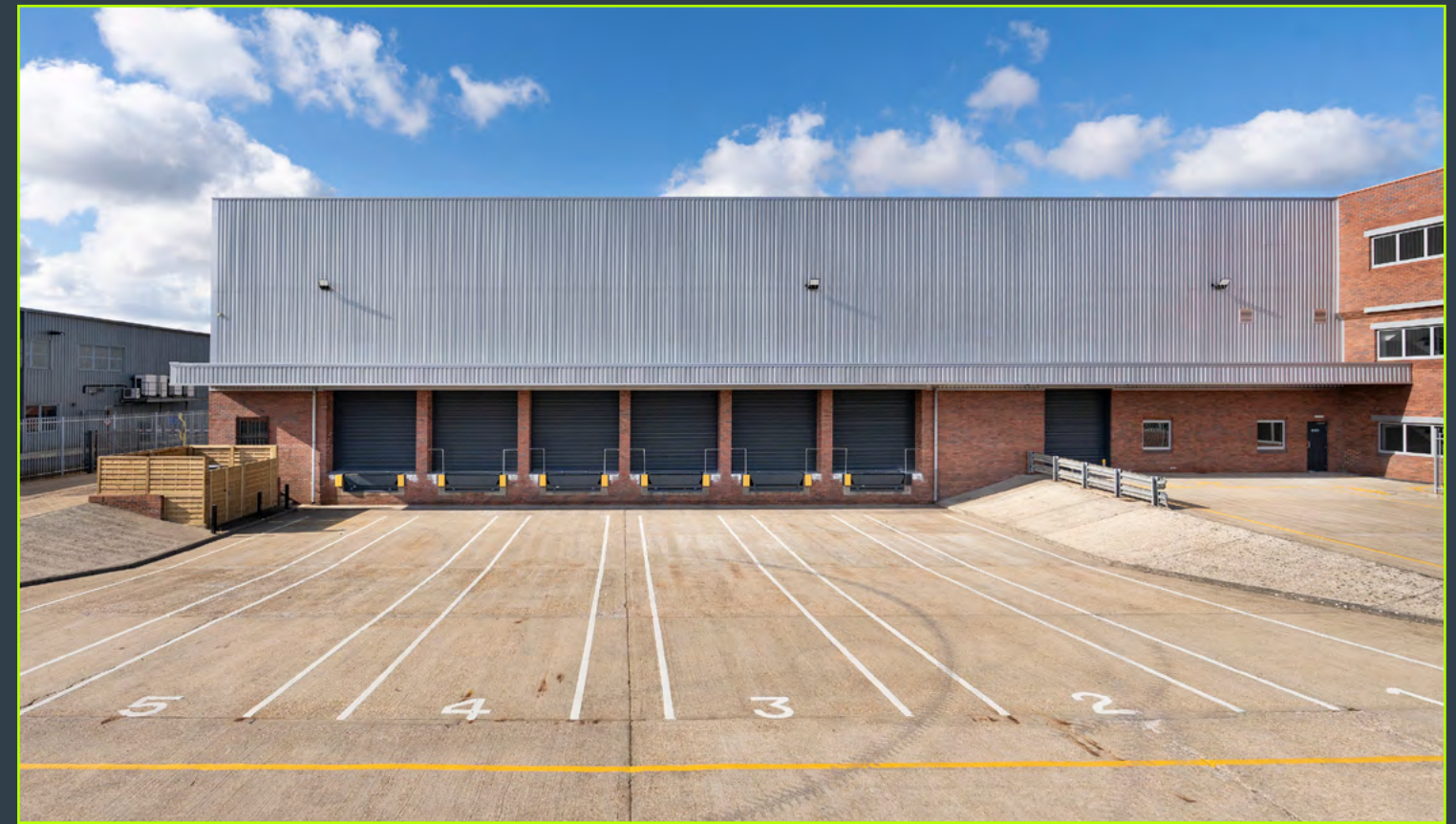
Fully Secure Site and Yards

36 Metre Yard Depth

Eaves to Warehouse 7.6m Rising to 10m



* Your Space





* Location

AccessM3 is situated in a prominent position fronting Stanhope Road in the Yorktown Business Estate of Camberley and within easy access of excellent local amenities including Tesco and M&S superstores, Sainsbury's, Costa and Starbucks.

Excellent road access is available with a 1.2 miles dual carriageway link to Junction 4 of the M3 motorway plus easy access north to Bracknell, Reading and the M4 motorway. Blackwater station, on the Reading to Guildford line, is only a few minutes' walk away.

➤ M3 Junction 4	1.2 miles
➤ M4 Junction 10	12.4 miles
➤ M25 Junction 12	17 miles
➤ Heathrow Airport	20 miles
➤ Southampton Docks	47 miles
➤ Blackwater Station	0.5 miles
➤ Farnborough Station	4 miles

For further information please contact the letting agents:

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