

# THE POINT

WATCHMOOR ROAD, CAMBERLEY  
SURREY GU15 3AD

**TO LET**  
**84,690 SQ FT**  
(7,868 SQ M)



**WAREHOUSE / INDUSTRIAL UNIT**

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



## SPECIFICATION



SELF CONTAINED  
SITE



2 LEVEL ACCESS  
DOORS



SECURE GATED  
YARD



221 ON SITE  
PARKING SPACES



562 KVA  
POWER CAPACITY



8.2M MINIMUM  
EAVES HEIGHT



FIRST FLOOR  
OFFICES



EPC RATING  
C-53



ESTABLISHED  
COMMERCIAL  
LOCATION



EXCELLENT  
ACCESS TO M3

## DESCRIPTION

A detached industrial/warehouse facility of steel portal frame construction with first floor offices.

## 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.

Amenities are a short walk away with a large Sainsburys, M&S and Tesco Superstore. Blackwater station is approximately 1 mile to the north providing access between Guildford and Reading.

Major occupiers in the surrounding area include:



## ACCOMMODATION

Measurements on a gross internal basis.

|                        | SQ M         | SQ FT         |
|------------------------|--------------|---------------|
| Ground floor warehouse | 6,214        | 66,887        |
| First floor office     | 1,654        | 17,803        |
| <b>TOTAL</b>           | <b>7,868</b> | <b>84,690</b> |

FOR MORE INFORMATION PLEASE CONTACT  
THE SOLE AGENTS:



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## TERMS & RENT

The property is available by way of a new lease for a term to be agreed. Further information and rent details available upon request.

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Managed by:

