

WATCHMOOR ROAD, CAMBERLEY SURREY GUIS 3AD

TO LET 84,690 SQ FT

(7,868 SQ M)



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



ACCESS TO M3

DESCRIPTION

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

LOCATION

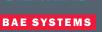
Watchmoor Road is situated to the rear of the prestigious Watchmoor Business Park with direct access off the A331 Blackwater Valley relief road and only 1.3 miles north of the M3 J4.

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:



SIEMENS





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
TOTAL	7,868	84,690

FOR MORE INFORMATION PLEASE CONTACT THE SOLE AGENTS:



O7856 O03033 sarah.downes@ill.com

Harry Tanner 07707 863738 harry.tanner@jll.com The property is available by way of a new lease for a term to be agreed. Further information and rent details available upon request.



WATCHMOOR ROAD CAMBERLEY SURREY GU15 3AD

Managed by:



JLL on their behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of JLL has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. November 2024



BLACKWATER STATION

A331

A331