

W2

**110,680 sq ft next generation
industrial & logistics unit**

Available Q3 2027
watchmoorparkindustrial.co.uk

Introducing

W₂

110,680 sq ft
1 mile from M3 (J4)



Innovate for today & tomorrow

W2 will provide 110,680 sq ft of best-in-class logistics accommodation just 1-minute from Junction 4 of the M3 motorway, for quick access to London and Southampton.

Local occupiers:

STIHL

FedEx

SCREWFIX

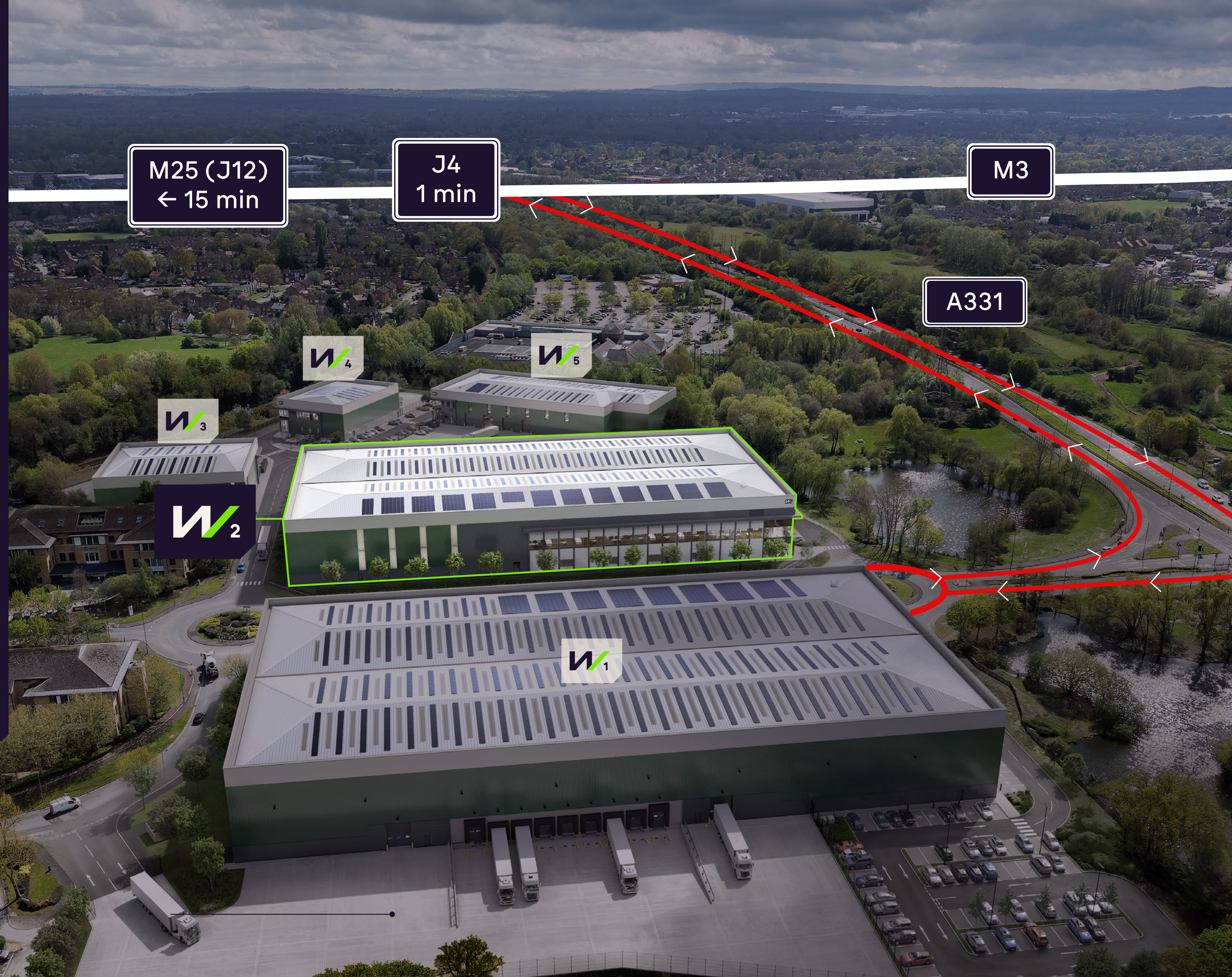
DHL

amazon

dpd


THE SOFA DELIVERY CO

Menzies
DISTRIBUTION



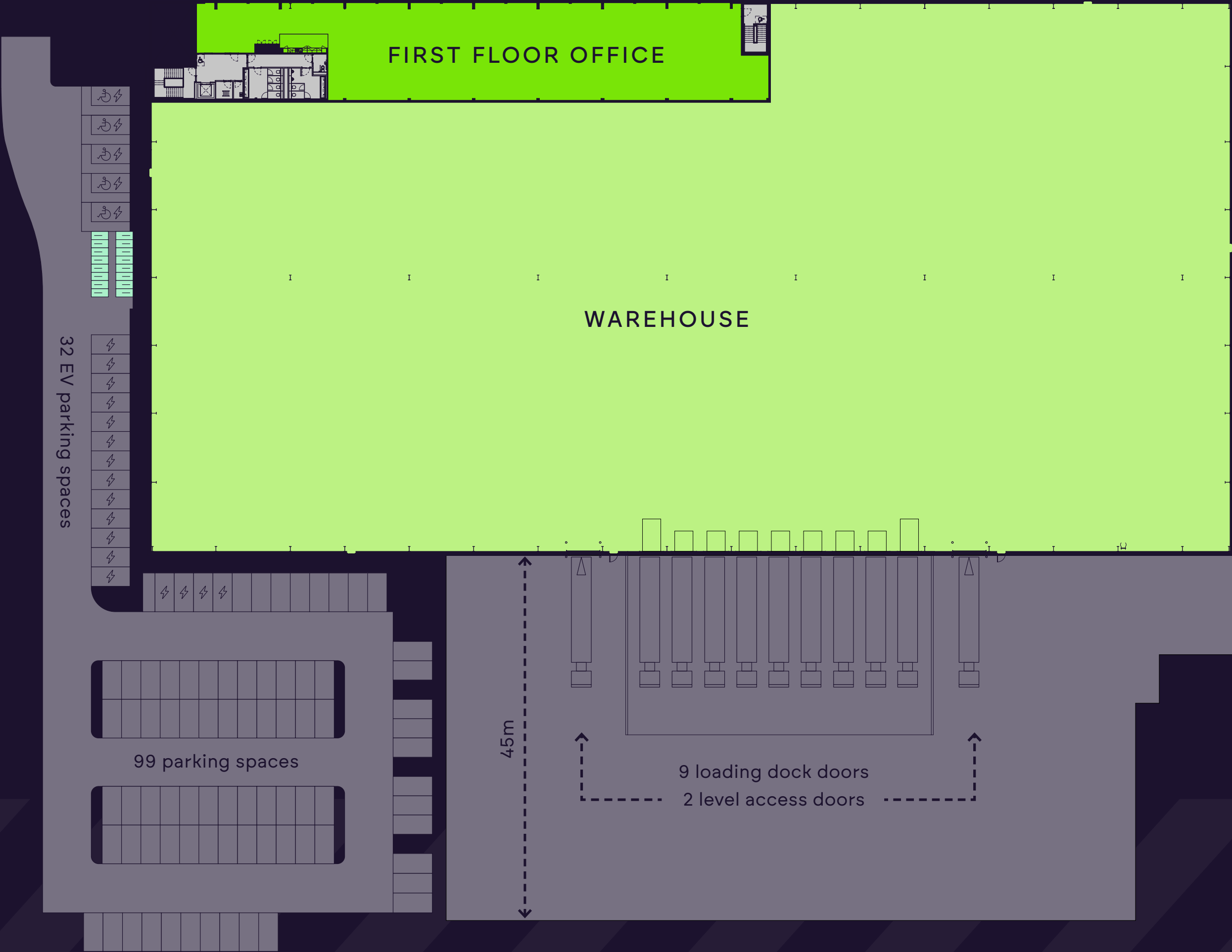
The opportunity

Unit 2

	Sq ft	Sq m
Warehouse	99,850	9276,
Offices	9,690	900
SF Plantroom	1,140	106
Total	110,680	10,282

Approximate Gross External Area

- Warehouse
- Office
- Core
- Yard / car park
- Bike storage

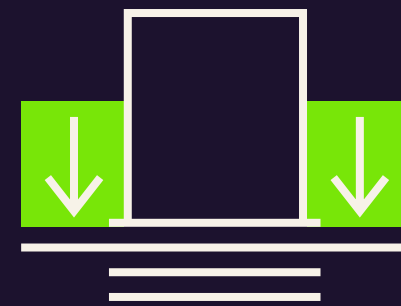




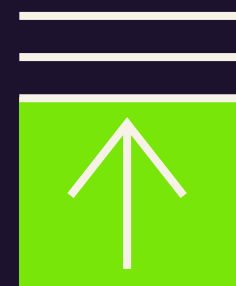
The detail



9 dock
loading doors



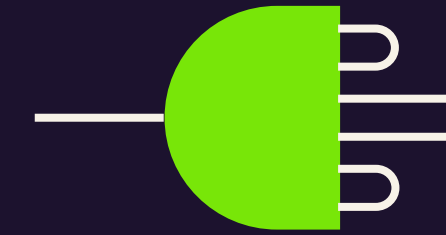
2 level
access doors



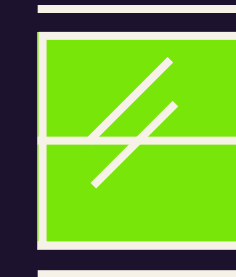
15m clear
internal height



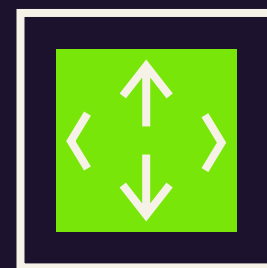
50kn/m²
floor loading



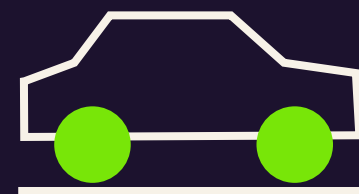
2,150kVA power
supply capacity



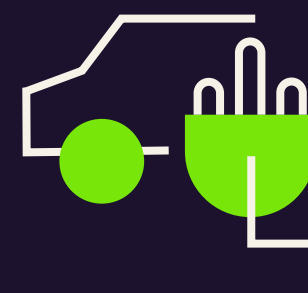
Translucent vertical
light panels



Up to 45m
yard depth



99 car
parking spaces



20 EV charging spaces



32 bike
storage spaces



Secure
Yard



Reach new heights

Boasting high industry standards
in design and specification.

An impressive reception leads to the
9,690 sq ft Grade A office accommodation
on the first floor, offering occupiers a flexible
floorplate with excellent natural light.



Feature double-
height atrium



Air
conditioning



Raised floors



Suspended
ceilings

Impressive, modern
and well-finished
entrance and reception.



CGI is indicative

Sustainability

Delivering efficient performance,
reduced environmental impact,
and long-term operational value.



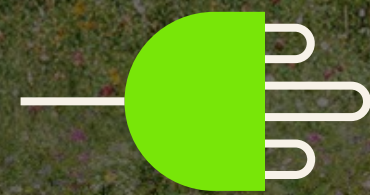
PV
panels



Targeting
EPC A



Targeting
BREEAM Excellent



EV
charging



Enhanced
air quality



Air source
heat pumps



Landscaped
environment



Double
glazing



Low flow
sanitary fittings



Cycle
parking

The right direction for your business

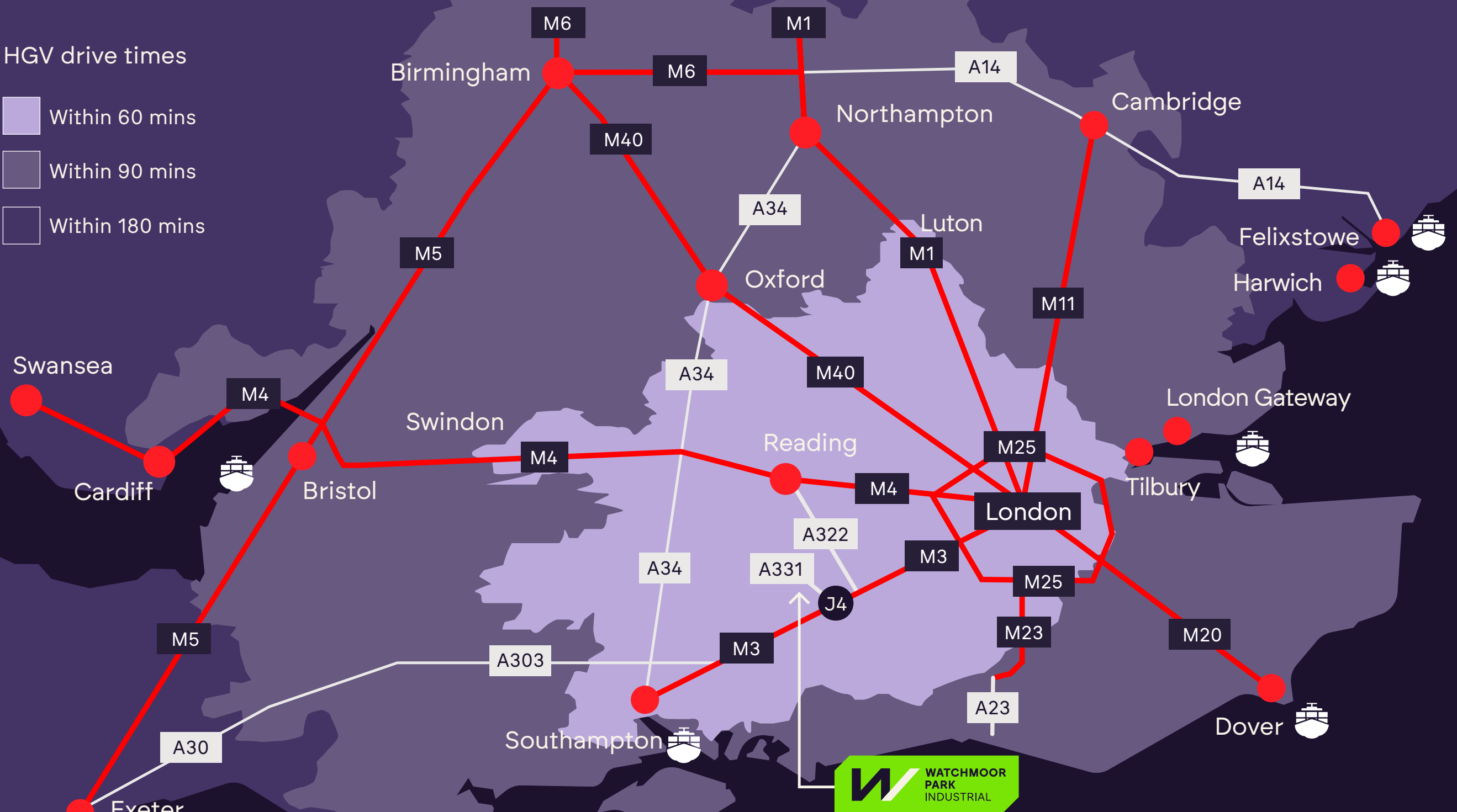
An established logistics destination offering unrivalled connectivity to London, South East and beyond via road, rail and air.

Located adjacent to M3 Junction 4, Watchmoor Park Industrial offers easy access to the M25 and wider motorway network as well as three international airports and the Port of Southampton.

Over 60% of the UK's population can be reached in less than a 4.5 hour drive making it an ideal regional distribution hub.

HGV drive times

- Within 60 mins
- Within 90 mins
- Within 180 mins



Road

M3 (J4)	0.8 miles	1 min	Southampton	45.5 miles	45 mins
M25 (J12)	12.5 miles	15 mins	London	36 miles	50 mins
Reading	19 miles	30 mins	Oxford	64 miles	65 mins

Rail

Reading	18 mins
London Waterloo	36 mins

Air

Heathrow	18 miles	20 mins	London Luton	51 miles	50 mins
Gatwick	44 miles	45 mins	Stansted	80 mile	75 mins

Sea

Port of Southampton	50 miles	50 mins	London Gateway	75 miles	80 mins
Port of Tilbury	72 miles	75 mins	Port of Bristol	99 miles	100 mins

Connected to a motivated community

Demographics

60%

Of the UK population
can be reached within
4.5 hours

3,547,248

Labour pool within a
45 minute drive time

40,000

Employed in manufacturing
and transportation (NOMIS)

68,000

Jobs are in professional,
scientific and tech – 2.5%
more than UK average
(NOMIS)



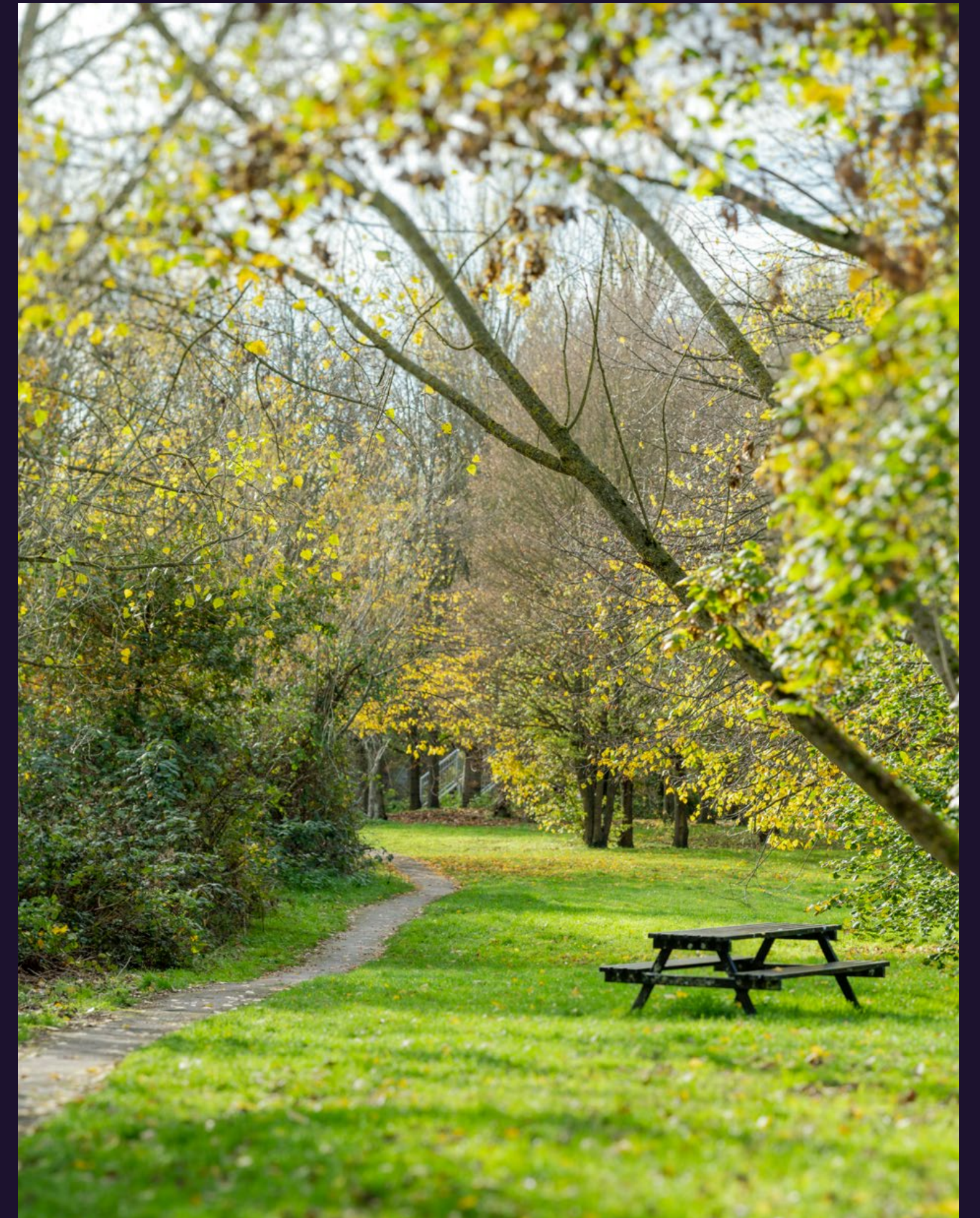
An ideal business location with
excellent infrastructure links and
a skilled local labour pool, within
commutable distance from London.

Watchmoor Park: the right place...

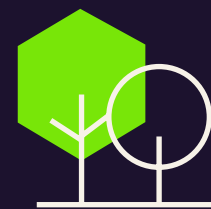
Located in the green surroundings of Camberley and just a short walk to local amenities.

Sainsbury's, Starbucks, and the brand new Places Leisure Centre are all close by. Nature lovers can explore neighbouring Crabtree Woods and Watchmoor Nature Reserve.

There is also excellent access to the local cycle network and rail connections to London and Reading.



Close to
local amenities



Surrounded by
green spaces

...to set a brand new pace

A development by:

Anglesea Capital

Anglesea Capital is a UK focused investment, asset and development management group.

Formed in 2009, Anglesea Capital has asset managed over 30m sq ft of UK office, industrial and logistics accommodation.

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Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract.
All areas quoted are approximate. August 2026. 1016000. Design by [siren](http://siren.co.uk) | +44 (0)20 7478 4300 | sirendesign.co.uk

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