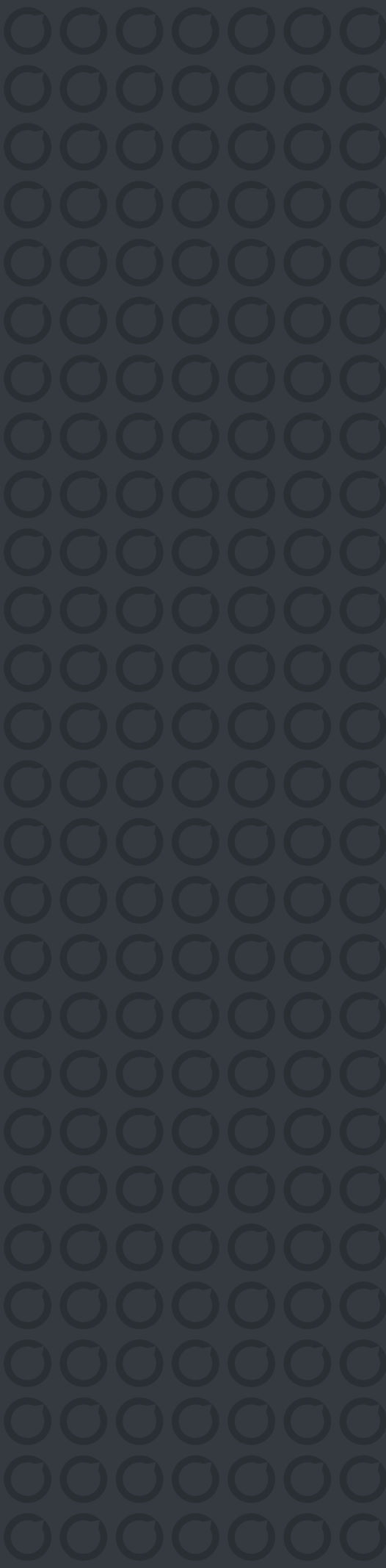




# THE POINT

WATCHMOOR ROAD, CAMBERLEY  
**SURREY GU15 3AD**

## TO LET

**COMPREHENSIVELY REFURBISHED  
GRADE A WAREHOUSE /  
INDUSTRIAL FACILITY**

**77,256 SQ FT**

(7,177.4 SQ M)

**THEPOINTCAMBERLEY.CO.UK**





# REFURBISHED REDEFINED READY

The Point is a high-quality HQ industrial / warehouse facility, extensively refurbished to Grade A specification and situated on a secure, self-contained 3.8-acre site with a site coverage ratio of 50%.

The building offers an eaves height of 8.1m rising to 9.7m, seven ground-level and three dock-level loading doors, together with open-plan CAT A office accommodation.

Designed with sustainability in mind, the refurbishment incorporates all-electric heating and cooling, air source heat pumps and energy-efficient LED lighting throughout, and an EPC A rating.

The secure site benefits from a generous 50m yard depth with secure fencing and gates, alongside 95 parking spaces, including 21 EV charging points with potential for a further 21. There are also 14 bicycle storage spaces with e-bike charging facilities.



## EXTENSIVE REFURBISHMENT

GRADE A SPECIFICATION  
DESIGNED WITH SUSTAINABILITY  
IN MIND



## M3

### EXCELLENT ACCESS

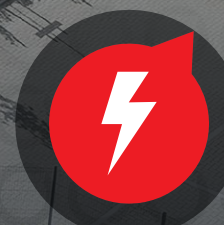
THE POINT IS JUST  
A 3 MINUTE DRIVE TO  
M3 JUNCTION 4



## ESTABLISHED

### COMMERCIAL LOCATION

SURROUNDED BY LEADING  
NATIONAL AND INTERNATIONAL  
OCCUPIERS



## 1.2MVA

### HIGH CAPACITY

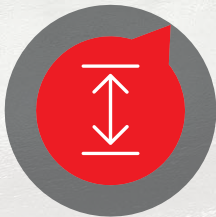
POWER SUPPLY



# SPACE SPECIFIED SUPPLIED



SELF-CONTAINED  
AND FULLY SECURE  
3.8 ACRE SITE



8.1m MIN EAVES  
HEIGHT RISING  
TO 9.7m



7 GROUND LEVEL &  
3 DOCK LEVEL  
LOADING DOORS



YARD (50m DEPTH)  
WITH SECURE  
FENCING



NEW WCs &  
SHOWERS



95 CAR  
PARKING SPACES



21 EV CHARGERS WITH  
POTENTIAL FOR AN  
ADDITIONAL 21



14 BICYCLE STORAGE  
SPACES WITH E-BIKE  
CHARGING FACILITIES



1.2 MVA  
POWER



OPEN PLAN  
CAT A OFFICES



NEW ALL ELECTRIC MEP  
HEATING/COOLING  
THROUGHOUT



EPC  
RATING A



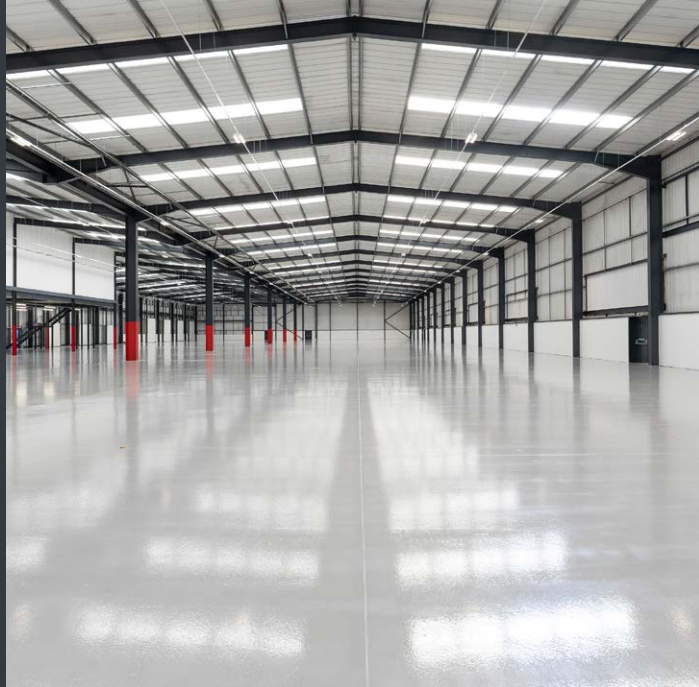
BREEAM  
VERY GOOD



15 YEAR ROOF  
WARRANTY

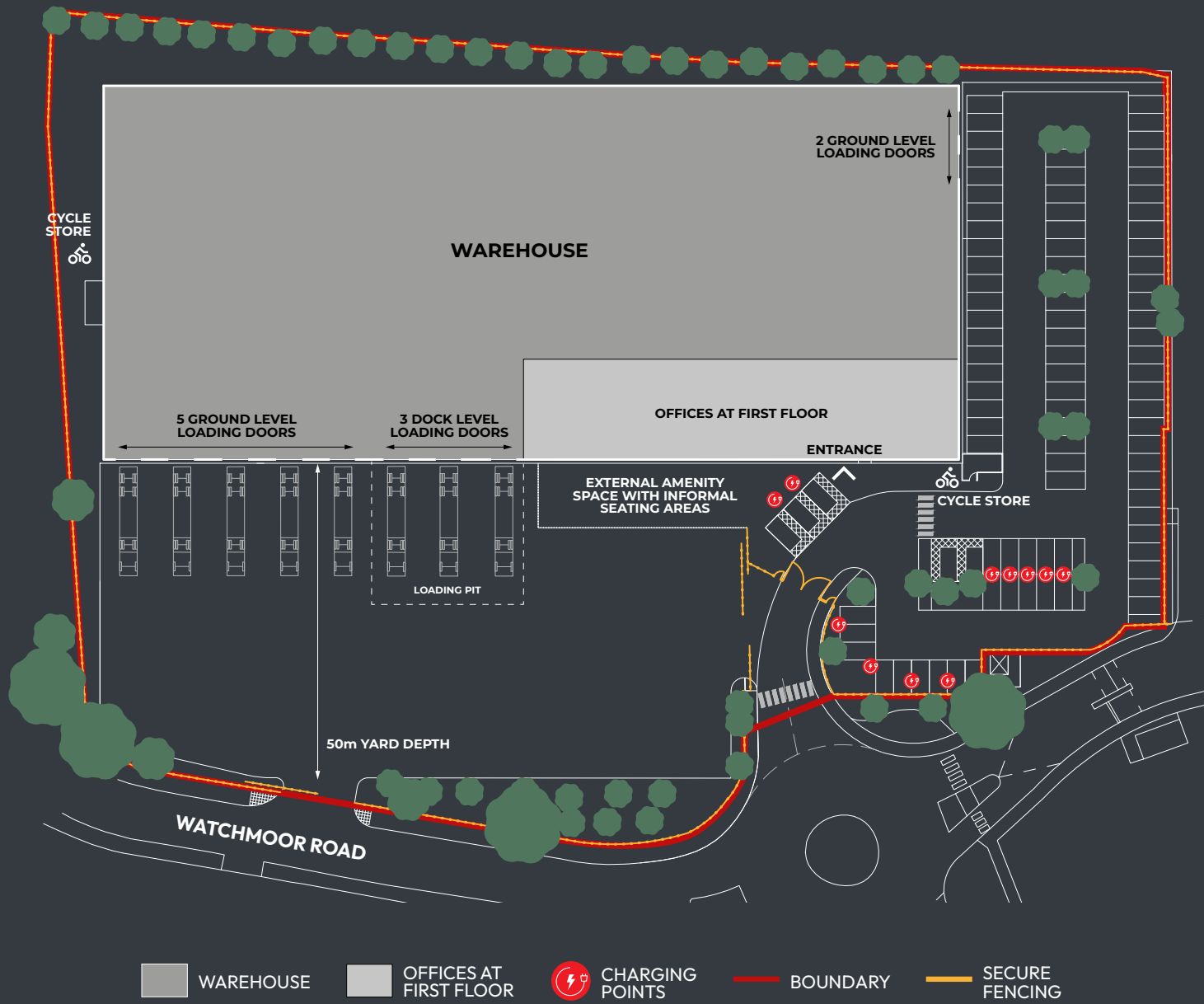


# POWER POTENTIAL PURPOSE



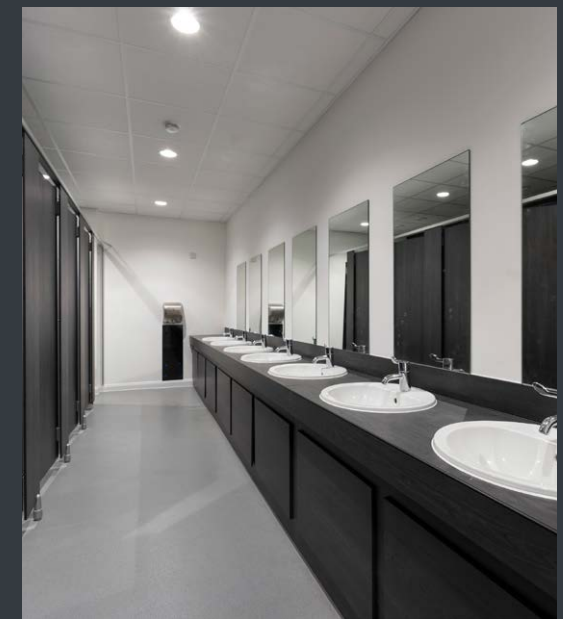
**1.2MVA**  
HIGH CAPACITY  
POWER SUPPLY

|                           | SQ M           | SQ FT         |
|---------------------------|----------------|---------------|
| Ground floor warehouse    | 6,417.0        | 69,072        |
| First floor office        | 760.4          | 8,184         |
| <b>TOTAL GEA (approx)</b> | <b>7,177.4</b> | <b>77,256</b> |





**EXCELLENCE**  
**ENHANCEMENT**  
**EFFICIENT**





#### 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

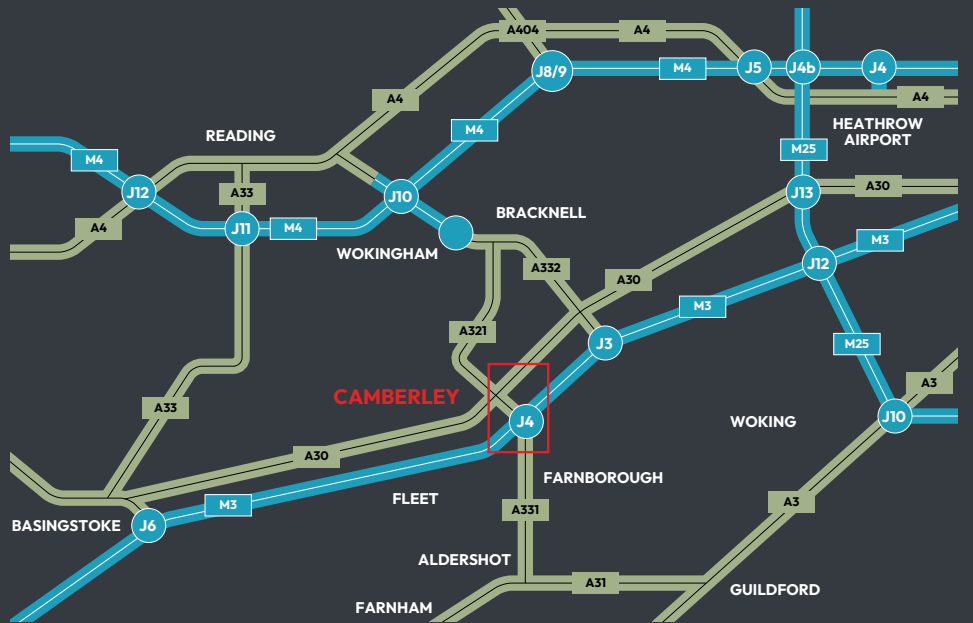
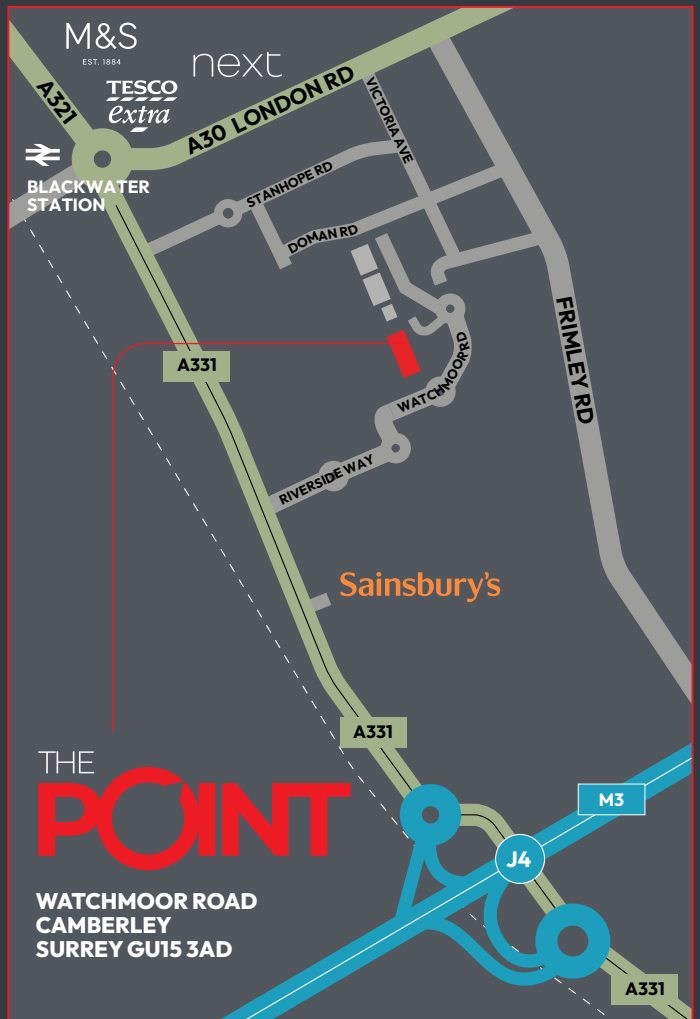


|                                           |         |
|-------------------------------------------|---------|
| Reading<br>(from Blackwater)              | 17 mins |
| Guildford<br>(from Blackwater)            | 17 mins |
| London Waterloo<br>(from Farnborough)     | 35 mins |
| London Paddington<br>(from Blackwater)    | 50 mins |
| Southampton Parkway<br>(from Farnborough) | 51 mins |
| Gatwick<br>(from Blackwater)              | 59 mins |

#### BY AIR



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



## CLOSE CONVENIENT CONNECTED

The Point occupies a prominent position on Watchmoor Road, adjacent to the established Watchmoor Business Park in Camberley.

The property benefits from excellent connectivity via the A331 Blackwater Valley route, with Junction 4 of the M3 just 1 mile away and approximately five minutes by car.

Camberley town centre is within walking distance, with nearby amenities including Sainsbury's, M&S, Tesco and Arena Leisure Centre.

Blackwater and Camberley railway stations are both approximately one mile away, providing convenient regional connections.



**M3**  
EXCELLENT ACCESS  
THE POINT IS JUST  
A 3 MINUTE DRIVE TO  
M3 JUNCTION 4

Major occupiers in the surrounding area include:

**DHL**

**SIEMENS**

**STIHL**

**BAE SYSTEMS**



**FedEx**

**GU15 3AD**

**smarting.minerals.glad**

THEPOINTCAMBERLEY.CO.UK



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Owned by:  
**CROSSBAY**