



**TO LET**  
**77,256 SQ FT** (7,177.4 SQ M)

**GRADE A  
REFURBISHMENT  
IN PROGRESS**  
**AVAILABLE  
SUMMER 2026**



THE  
**POINT**

WATCHMOOR ROAD, CAMBERLEY  
SURREY GU15 3AD

**GRADE A REFURBISHMENT  
WAREHOUSE / INDUSTRIAL  
FACILITY**

PRIME INDUSTRIAL/DISTRIBUTION ESTATE  
EXCELLENT ACCESS TO J4 M3

**THEPOINT**CAMBERLEY.CO.UK

## THE UNIT

The Point is a HQ industrial / warehouse facility located on a self-contained site of 3.8 acres with a site coverage ratio of 50%. The unit will be extensively refurbished to provide high quality specification including 8.1m eaves height rising to 9.7m, 5 ground level and 3 dock level loading doors (flexible ratio), and open plan CAT A office space of Grade A specification.

The refurbishment will be targeting high sustainability credentials (EPC B+) with new all electric heating / cooling, air source heat pumps, and LED lighting throughout.

The secure, self-contained site benefits from a 50m yard depth with paladin fencing & gates, and includes

95 parking spaces including 22 EV chargers with potential for an additional 23, and 14 bicycle storage spaces with e-bike charging facilities.



**EXTENSIVE  
REFURBISHMENT**



**EXCELLENT  
ACCESS TO M3**



**ESTABLISHED  
COMMERCIAL  
LOCATION**

THE  
**POINT**

## SPECIFICATION



SELF-CONTAINED  
SITE OF 3.8 ACRES  
WITH SITE COVERAGE  
RATIO OF 50%



8.1m MIN EAVES  
HEIGHT RISING  
TO 9.7m



5 GROUND LEVEL &  
3 DOCK LEVEL  
LOADING DOORS  
(FLEXIBLE RATIO)



SECURE YARD (50m  
DEPTH) WITH PALADIN  
FENCING & GATES



NEW ALL ELECTRIC MEP  
HEATING/COOLING  
THROUGHOUT



562 KVA POWER  
CAPACITY WITH  
ABILITY TO UPGRADE



OPEN PLAN  
CAT A OFFICES



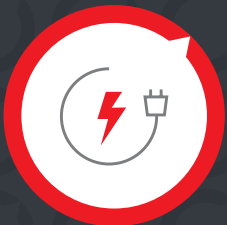
NEW WCs &  
SHOWERS



LED LIGHTING  
THROUGHOUT



95 PARKING  
SPACES



22 EV CHARGERS WITH  
POTENTIAL FOR AN  
ADDITIONAL 23



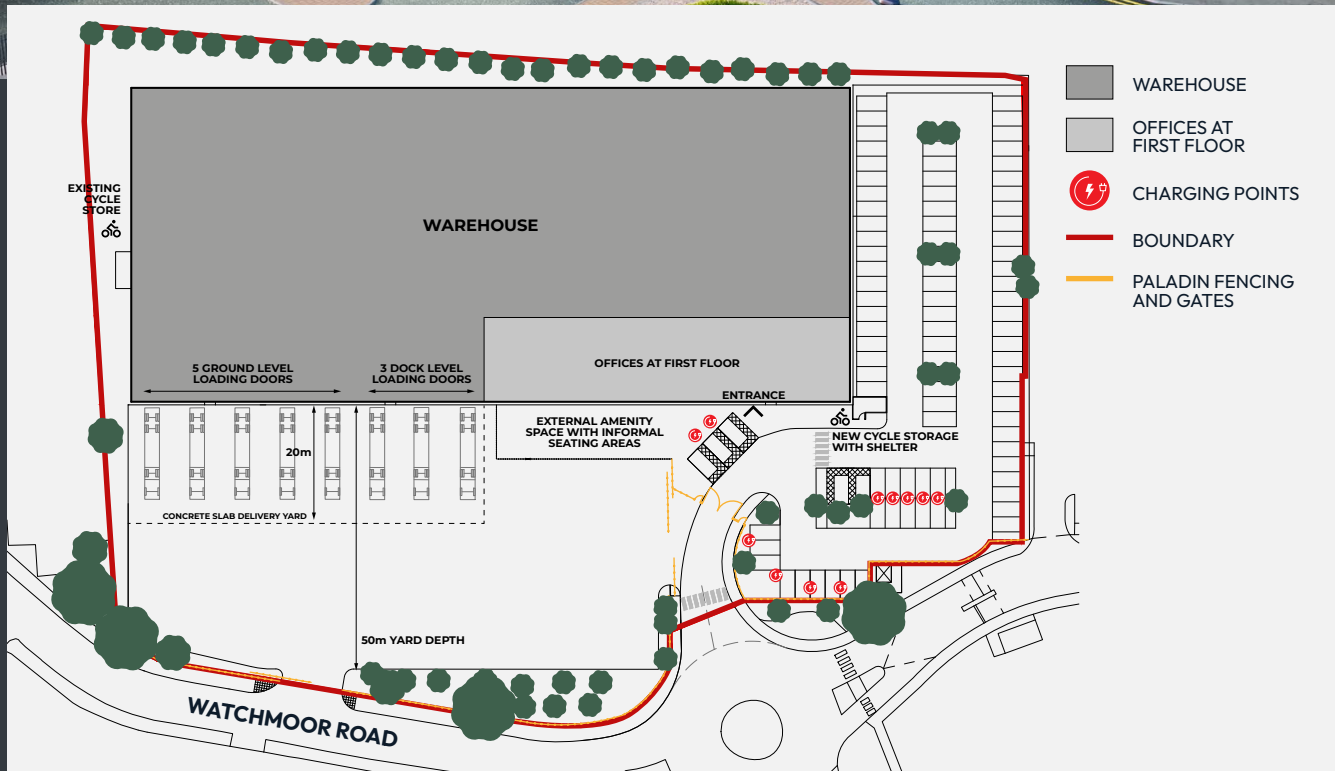
14 BICYCLE STORAGE  
SPACES WITH E-BIKE  
CHARGING FACILITIES



TARGET EPC  
RATING B+ AND  
BREEAM VERY  
GOOD



MIN 20 YEAR  
ROOF WARRANTY



	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>





TO LONDON & M25  
←



M3 J4

TO BASINGSTOKE & SOUTHAMPTON  
→

Sainsbury's

A331

RIVERSIDE WAY

WATCHMOOR ROAD

THE POINT

WATCHMOOR ROAD, CAMBERLEY  
SURREY GU15 3AD

A331



THE POINT IS JUST  
A 5 MINUTE DRIVE  
TO M3, J4

## 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 with a drive time of 5 minutes.

Camberley town centre is a 10 minute walk away with amenities a short walk from The Point including a large Sainsbury's, M&S and Tesco Superstore. Arena Leisure Centre is approximately a 20 min walk away and provides gym facilities and swimming pool. Blackwater station is approximately 1 mile to the north providing access between Guildford and Reading, and Camberley train station is approximately 1 mile to the east.

Major occupiers in the surrounding area include:



A30



BLACKWATER STATION  
→

A321

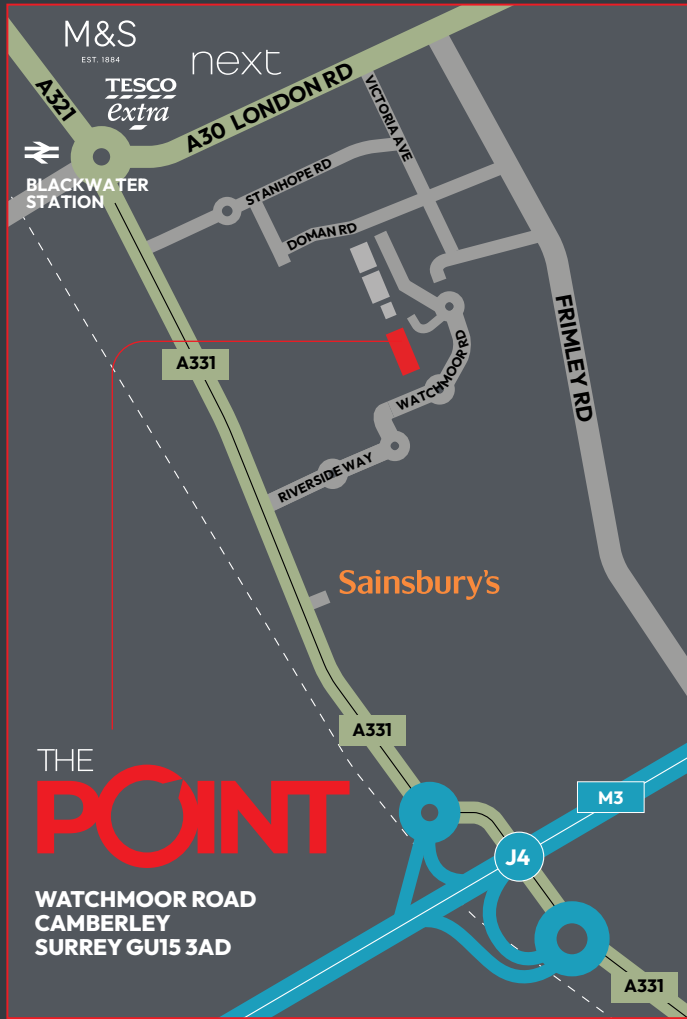
GU15 3AD

 smarting.minerals.glad

next

M&S  
EST 1884

TESCO  
Extra



## TRANSPORT LINKS

### 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

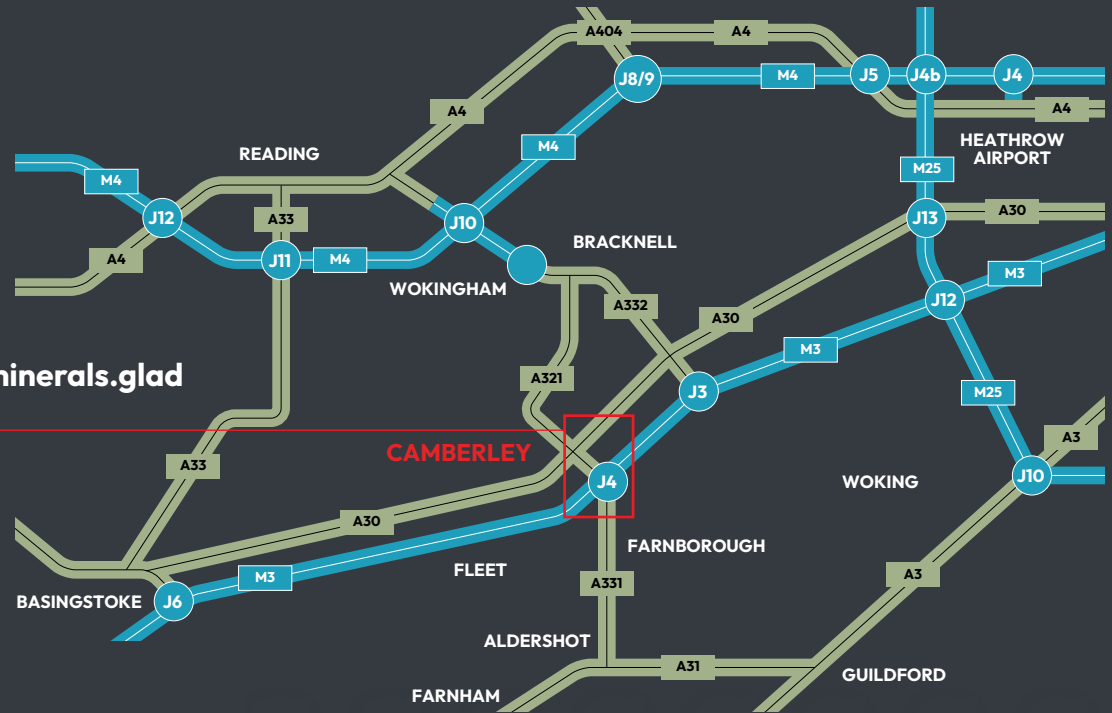
Reading (from Blackwater)	17 mins
Guildford (from Blackwater)	17 mins
London Waterloo (from Farnborough)	35 mins
London Paddington (from Blackwater)	50 mins
Southampton Parkway (from Farnborough)	51 mins
Gatwick (from Blackwater)	59 mins



### BY AIR

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

## GU15 3AD



## THEPOINTCAMBERLEY.CO.UK



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Owned by:



**CROSSBAY**