

**BUILDING 3**

# **WATCHMOORPOINT**

WATCHMOOR ROAD, CAMBERLEY, SURREY GU15 3AD



**TO LET**

**33,764 SQ FT**  
(3,136.78 SQ M)

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



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- **TO BE FULLY REFURBISHED**
- **24 HOUR MANNED SECURITY**
- **4 X ELECTRONICALLY OPERATED ROLLER SHUTTER LOADING DOORS**
- **SUBSTANTIAL YARD**
- **76 ON SITE PARKING SPACES**
- **KITCHEN/STAFF ROOM**
- **DOUBLE HEIGHT RECEPTION AREA**

#### **DESCRIPTION**

Watchmoor Point is a well established industrial estate. It benefits from mature landscaping and a security gate which is manned 24/7. Building 3 is a detached unit of steel portal frame construction externally finished with profile steel cladding. First floor offices are provided to the front of the property and currently additional offices have been fitted in the undercroft space below albeit these can be removed to meet occupiers' specific requirements. The offices are accessed via a double height reception area.

A mezzanine structure provides a good quality staff/canteen area. This can be retained or removed to suit tenant requirements.

#### **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.

Blackwater station is approximately 1 mile to the north providing access between Guildford and Reading.



## ACCOMMODATION

Measurements are on a gross internal basis.

	SQ FT	SQ M
Warehouse	24,244	2,252.34
Ground Floor Office*	4,577	425.22
First Floor Office	4,943	459.22
<b>TOTAL</b>	<b>33,764</b>	<b>3,136.78</b>

\*This office accommodation can be removed and converted back to further industrial/warehouse accommodation. This would increase the industrial/warehouse area to 28,821 sq ft (2,677 sq m).



## SPECIFICATION

### Warehouse

- 7 metre eaves height
- 3 phase power
- Suspended fluorescent lighting
- Gas fired warm air blowers

### Offices

- Suspended ceilings with CAT 2/LED lighting
- 3 compartment trunking
- Air conditioning cassettes
- Gas fired radiators

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**AGENTS**



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**TERMS**

The property is available by way of a new lease for a term to be agreed. Further details available on request.

**RENT**

Available on request.

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AN INVESTMENT BY

