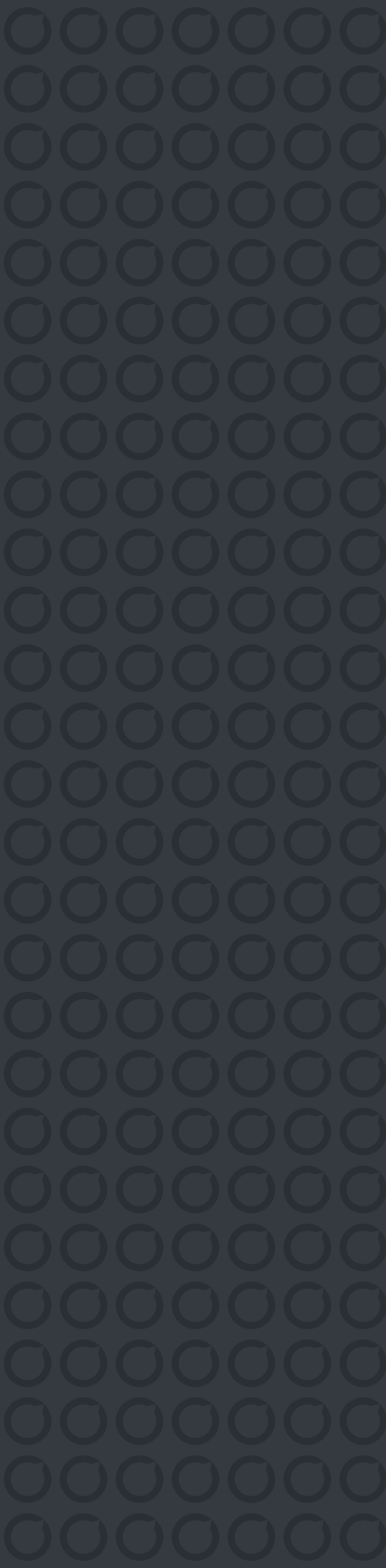




THE POINT

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

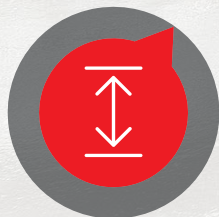
HIGH CAPACITY POWER SUPPLY



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

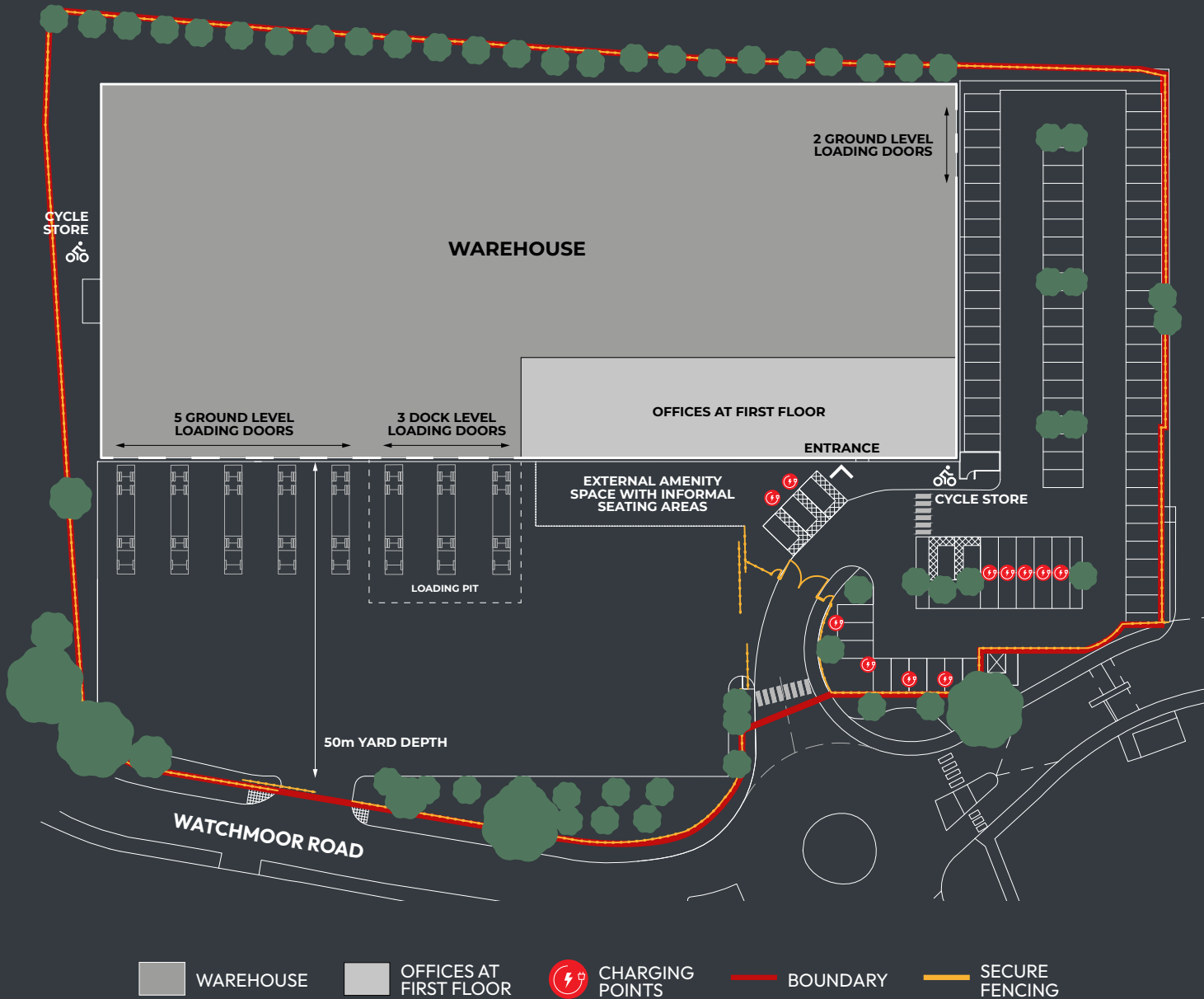


POWER POTENTIAL PURPOSE



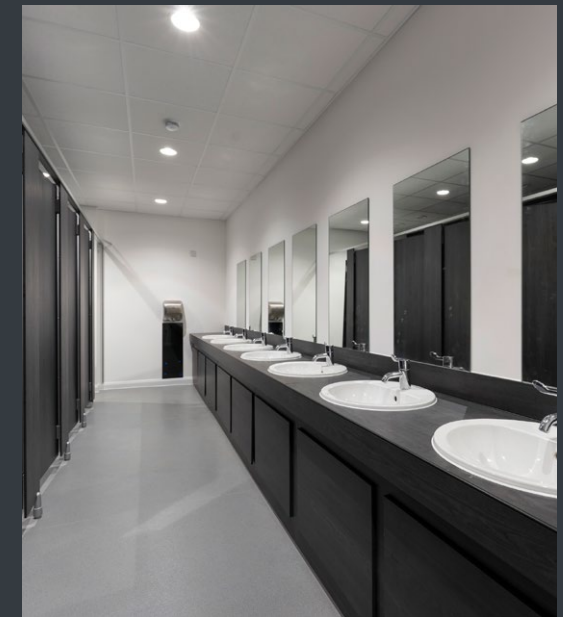
1.2MVA
HIGH CAPACITY
POWER SUPPLY

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





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

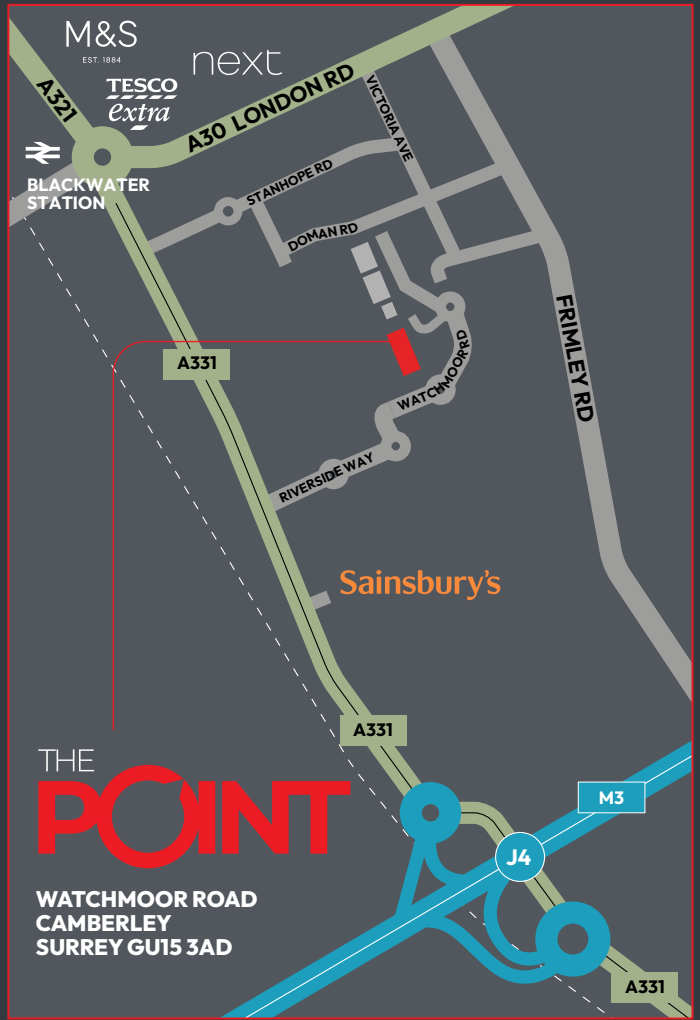
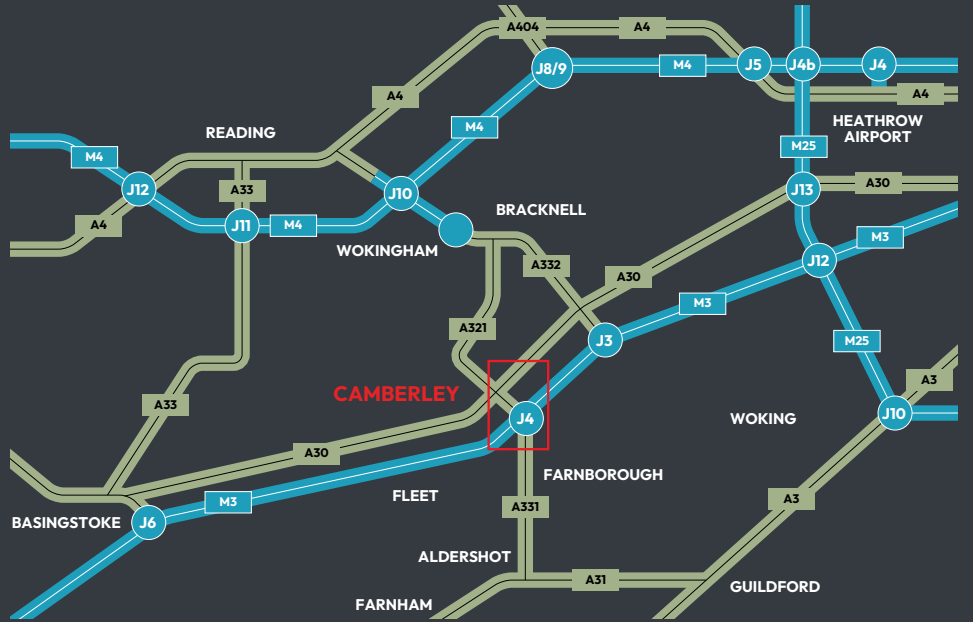


Reading (from Blackwater)	17 mins
Guildford (from Blackwater)	17 mins
London Waterloo (from Farnborough)	35 mins
London Paddington (from Blackwater)	50 mins
Southampton Parkway (from Farnborough)	51 mins
Gatwick (from Blackwater)	59 mins

BY AIR



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



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:



GU15 3AD
smarting.minerals.glad

THEPOINTCAMBERLEY.CO.UK



Sarah Downes
07856 003 033
sarah.downes@jll.com

James Newton
07701 230 718
james.newton1@jll.com



Will Merrett-Clarke
07774 269 443
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Owned by:
CROSSBAY