

UNIT 2 WATCHMOOR POINT

WATCHMOOR ROAD, CAMBERLEY
SURREY GU15 3AD

19,385 SQ FT
(1,800.9 SQ M)

WAREHOUSE / INDUSTRIAL UNIT

TO LET

**ON A PRIME INDUSTRIAL/DISTRIBUTION ESTATE
WITH EXCELLENT ACCESS TO J4 M3 MOTORWAY
TO BE EXTENSIVELY REFURBISHED THROUGHOUT**



DESCRIPTION

Watchmoor Point is a well-established industrial estate. It benefits from mature landscaping and a security gatehouse and barrier which is manned 24/7.

Unit 2 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. The offices are accessed via a double height reception area.

Externally the unit is serviced by a large yard which has the ability to be secured plus an excellent parking provision of 45 car parking spaces.

The property is to be extensively refurbished throughout.



Unit 1 warehouse –similar refurbishment

GENERAL SPECIFICATION



24 HOUR
MANNED SECURITY



2 X ELECTRICALLY OPERATED
ROLLER SHUTTER LOADING DOORS



SUBSTANTIAL
YARD



45 ON SITE
PARKING SPACES



DOUBLE HEIGHT
RECEPTION AREA



MATURE
LANDSCAPING



Unit 1 offices –similar refurbishment

SPECIFICATION

WAREHOUSE



7 METRE
EAVES HEIGHT



LED
LIGHTING



3 PHASE
POWER

OFFICES



SUSPENDED
CEILINGS WITH
LED LIGHTING



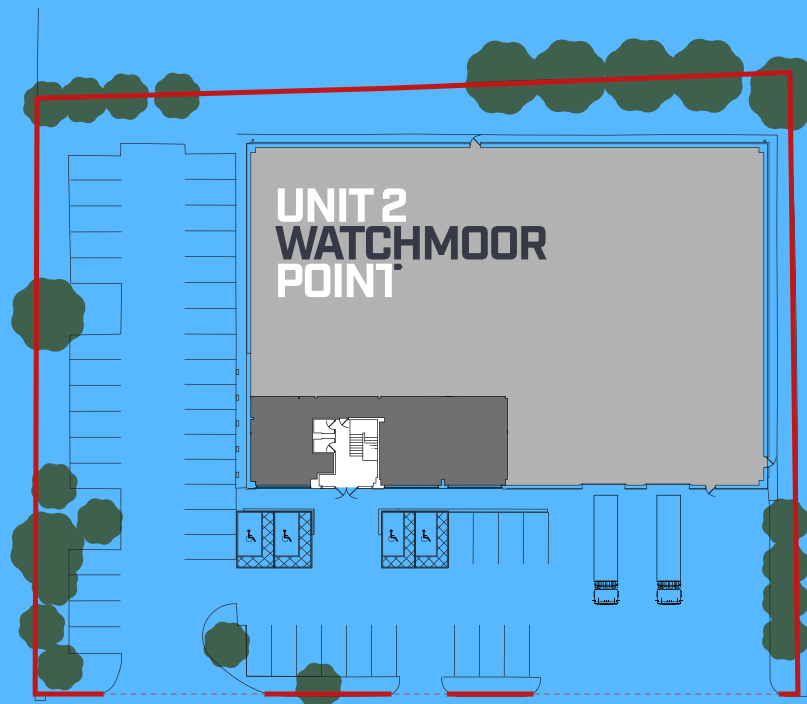
3 COMPARTMENT
TRUNKING



AIR CONDITIONING
CASSETTES



GAS FIRED
RADIATORS



Proposed Site Plan

WAREHOUSE

FIRST FLOOR
OFFICES

ACCOMMODATION

Measurements are on a gross external basis.

	SQ FT	SQ M
Industrial/Warehouse	16,953	1,574.9
First Floor Offices	2,433	226.0
TOTAL	19,385	1,800.9

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.

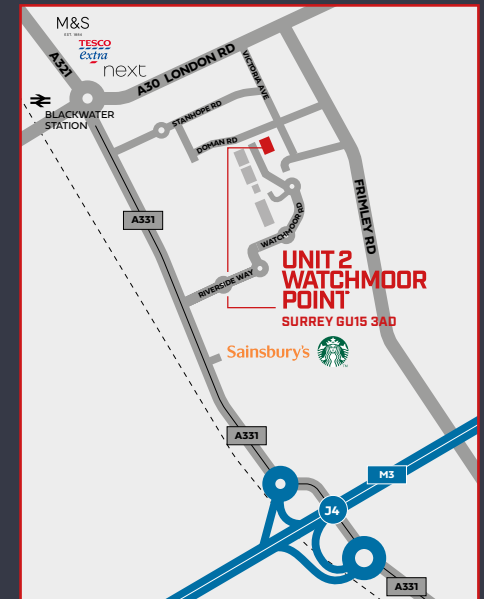
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LOCATION

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.



FOR MORE INFORMATION PLEASE CONTACT THE JOINT AGENTS:



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