



FRIMLEY BUSINESS PARK



CAMBERLEY, SURREY, GU16 7SR

**AN EXCITING NEW INDUSTRIAL / LOGISTICS WAREHOUSE DEVELOPMENT PROVIDING
FROM 8,180 – 34,519 (TOTALING 97,260 SQ FT) 5 HIGHLY SPECIFIED UNITS**

DEMOLITION COMPLETE | PRACTICAL COMPLETION JULY 2024

LOCATION

Frimley Business Park is prominently located adjacent to Junction 4 of the M3, providing excellent links to the M25, A3 and the national motorway network. The Park is also conveniently placed for both Frimley and Farnborough railway stations, offering regular services to Guildford, Reading, Gatwick Airport and London Waterloo.

The Business Park has a wide range of amenities on its doorstep. A short walk from the park via a dedicated walkway is Frimley town centre offering a number of retail and convenience amenities for staff including a large Waitrose.



**A331 to Aldershot
& Guildford**

**A331
to Camberley &
M3 to Heathrow & London**

**A331 & M3
to Basingstoke
& Southampton**

M3 J4

FBP

AVAILABILITY & UNIT SPECIFICATIONS

UNIT	sq ft	sq m
1	14,983	1,392
2	31,150	2,894
3	8,428	783
4	8,180	760
5	34,519	3,207
TOTAL	97,260	9,036

Approx. target Gross External Area

80 car parking spaces also available to rent under separate negotiation.

UNIT 1

- 14,983 sq ft including 2,788 sq ft offices
- 2 electric level access doors
- Passenger lift
- 8m minimum eaves height
- 205 kVA
- 50kN/m² floor loading
- 20 parking spaces

UNIT 2

- 31,150 sq ft including 4,542 sq ft offices
- 3 level access loading doors
- Passenger lift
- 10.5m minimum eaves height
- 405 kVA
- 50kN/m² floor loading
- 37 parking spaces

UNIT 3

- 8,428 sq ft including 1,722 sq ft offices
- 1 level access loading door
- 7.5m minimum eaves height
- 80 kVA
- 40kN/m² floor loading
- 12 parking spaces

UNIT 4

- 8,180 sq ft including 1,873 sq ft offices
- 1 level access loading door
- 7.5m minimum eaves height
- 80 kVA
- 40kN/m² floor loading
- 12 parking spaces

UNIT 5

- 34,519 sq ft including 4,898 sq ft offices
- 4 level access loading doors
- 10.5m minimum eaves height
- Passenger lift
- 440 kVA
- 50kN/m² floor loading
- 48 parking spaces



**PROVIDING 8,180 – 97,260 SQ FT
IN 5 HIGHLY SPECIFIED UNITS
TARGETING BREEAM 'EXCELLENT'**



SUSTAINABILITY



TARGET
BREEAM
'EXCELLENT'



EPC 'A+'
RATING



PV PANELS



AIR SOURCE
HEAT PUMP AIR
CONDITIONING



SURFACE WATER
DRAINAGE AS PART OF
SUSTAINABLE URBAN
DRAINAGE SYSTEM



ELECTRIC CAR
CHARGING
POINTS



CYCLE
PARKING



SOLAR GAIN AND
SOUNDPROOFING
TO WINDOWS



LED
LIGHTING

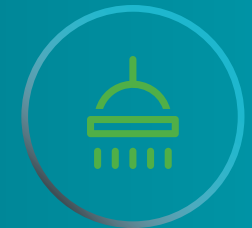
SPECIFICATION



SECURE FENCED
YARD AREAS ON
SELECTED UNITS



ELECTRIC LEVEL
ACCESS LOADING
DOORS



SHOWER & WC
FACILITIES



FIRST FLOOR
FITTED
OFFICES



EXCELLENT
NATURAL
LIGHT



UNLIMITED
24/7 ACCESS



40-50 KN /
SQ M FLOOR
LOADING



7.5 M - 10.5 M
EAVES HEIGHT



B2, B8 AND E
USE CLASSES

* See availability for individual unit specifications

AN EXCITING NEW
INDUSTRIAL / LOGISTICS
WAREHOUSE DEVELOPMENT



**DIRECT ACCESS TO THE M3
LINKING THE NATIONAL MOTORWAY
AND LOCALLY VIA THE A331/ A3**

FBP



CONTACTS

Please contact the agents for further information:



Sarah Downes

sarah.downes@eu.jll.com
M: 07856 003033

Simon Woodruff

simon.woodruff@eu.jll.com
M: 07873 623292



John Pocock

john.pocock@logixproperty.com
M: 07766 072273

Ben Rowe

ben.rowe@logixproperty.com
M: 07841 460300



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