

CAMBERLEY, SURREY, GU16 7SR

NOW AVAILABLE  
FOR LETTING



FBP

## FRIMLEY BUSINESS PARK

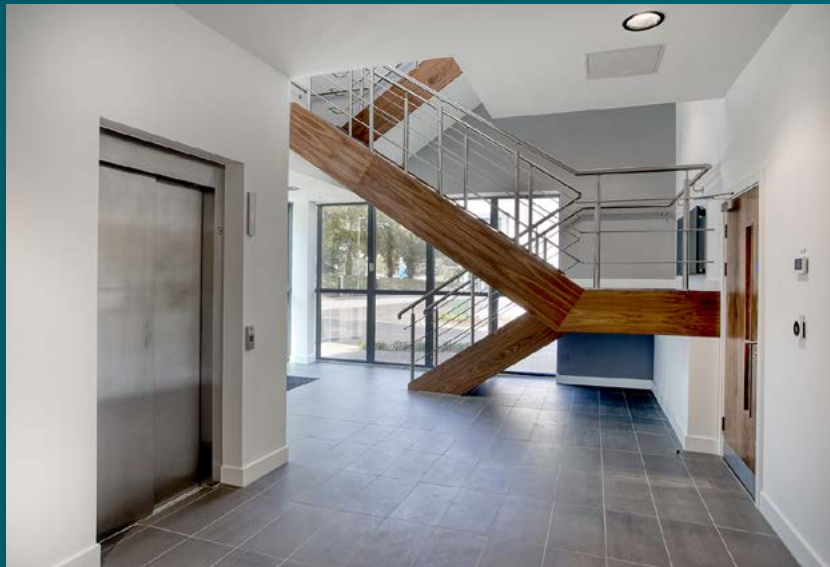
AN EXCITING NEW INDUSTRIAL / LOGISTICS WAREHOUSE DEVELOPMENT PROVIDING  
FROM 8,180 – 34,519 (TOTALING 97,260 SQ FT) 5 HIGHLY SPECIFIED UNITS

# UNITS 1 & 2



# UNIT 1

14,983 sq ft including 2,788 sq ft offices



# UNIT 2

31,150 sq ft including 4,542 sq ft offices



# 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.

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



# 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
<b>TOTAL</b>	<b>97,260</b>	<b>9,036</b>

## 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/m<sup>2</sup> 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/m<sup>2</sup> 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/m<sup>2</sup> 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/m<sup>2</sup> 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/m<sup>2</sup> floor loading
- 48 parking spaces

Approx. target Gross External Area

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

Units 1 & 2 now available for letting



# SUSTAINABILITY



TARGET  
BREEAM  
'EXCELLENT'



EPC 'A+'  
RATING



PV PANELS



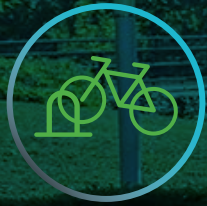
AIR SOURCE  
HEAT PUMP AIR  
CONDITIONING



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

## Need to measure and report your energy usage?

Frimley Business Park will facilitate usage tracking throughout the building enabling your business to control costs, improve environmental responsibility and awareness, optimise production and assist with compliance with Government regulations.

## Carbon reduction targets?

Frimley Business Park is targeting an operational net zero carbon development.

This will allow your business to enhance its brand reputation by occupying a building aligned with your carbon reduction targets.

Frimley Business Park is targeting a BREEAM rating of Excellent, which will put it in the top 10% of sustainable units.

The buildings are brand new, efficiently space planned and will reduce ongoing maintenance/insurance costs

**Reduce your operational costs and improve your sustainability credentials.**



**BREEAM Excellent** rating



**VRF heating and cooling** system powered by air source heat pumps which is 75% more efficient than conventional HVAC systems



**Solar PV** to the roof system which will produce 49,000 kWh per year saving up to 23 tonnes of carbon per year. Estimated savings of circa £12,000 per year on operational costs



**EPC A+** puts Frimley Business Park in the top 1% of buildings in the country in terms of energy efficiency



**Net zero CO<sub>2</sub>** emissions for regulated energy use (EPC A+)



**Surface water drainage** as part of the sustainable urban drainage system which recycles water in the building to promote re-use and reduce running costs



**EV charging** to each unit promoting more sustainable travel for staff and fleet vehicles. Ducting in place for further charging points should an occupier wish to install more



**LED lighting** to the office areas with daylight sensors and PI to ensure reduced costs



**Thermal insulation** and air tightness in excess of building regulation standards to ensure reduced operational costs



**Guarantees and warranties** which will assist with repair costs over the period of the lease

## Want to improve staff wellbeing and retention?



10% of rooflights to warehouse, providing excellent natural light – which has been proven to increase staff productivity by 25% and decrease operational costs



Natural light to offices, creating an environment to attract and retain staff. Working in light spaces promotes better sleep and productivity for the workforce



Landscaped grounds with river walks providing green space for staff to explore on breaks – improving welfare and creating a healthy environment



Solar gain and sound proofing to the windows to ensure a positive working environment for staff



Shower facilities to encourage cycling to work and green travel



Cycle parking

## MD Electrical PV System

Defra 2023 CO<sub>2</sub> emission factor electricity 0.207074

Unit	Unit area (GEA) sq ft	PV area m <sup>2</sup>	PV generated (including degradation) / from ADI Ltd kWh/yr	PV CO <sub>2</sub> emissions avoided (including degradation) kgCo <sub>2</sub> /yr	Cost savings (up to) £ / year	Cost savings (up to) £ / sq ft	PV carbon avoided Tonnes Co <sub>2</sub> e / yr
1	14,983	258.4	49,007.00	10,148	£12,252	£0.82	10.1
2	31,150	429.0	83,728.00	17,338	£20,932	£0.67	17.3
3	8,428	139.6	26,077.00	5,400	£6,519	£0.77	5.4
4	8,180	144.7	26,902.00	5,571	£6,726	£0.82	5.6
5	34,519	483.3	98,410.00	20,378	£24,603	£0.71	20.4



# CONTACTS

Please contact the agents for further information:



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A development by



[frimleybusinesspark.co.uk](http://frimleybusinesspark.co.uk)

# FBP

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