

READY FOR
IMMEDIATE
OCCUPATION



FRIMLEY BUSINESS PARK

5 brand new highly sustainable
Industrial / Logistics warehouse units
from **8,205–34,519 sq ft** (762–3,207 sq m)

CAMBERLEY • SURREY • GU16 7SR



Frimley Business Park is an exciting new industrial / logistics warehouse development with an exceptional frontage to Junction 4 of the M3.

The 9 acre, 5 unit development is targeting operational net zero carbon emissions and a BREEAM Excellent rating.

Landscaped grounds with river walks provide green spaces for staff wellbeing.



Exceptional frontage to J4 M3



Net zero carbon emissions



BREEAM Excellent rating



EPC A+ rating



UNIT 1

15,166 sq ft
including 2,822 sq ft offices



2 electric level access loading doors



8m minimum eaves height



205 kVA



50kN/m2 floor loading



20 parking spaces



Passenger lift



8,205 sq ft
including 1,905 sq ft offices



**1 electric
level access
loading door**



**7.5m minimum
eaves height**



80 kVA



**40kN/m2 floor
loading**



**12 parking
spaces**



IN 5

34,685 sq ft
including 5,006 sq ft offices

THE 5



4 electric level access loading doors



10.5m minimum eaves height



440 kVA



50kN/m² floor loading



48 parking spaces

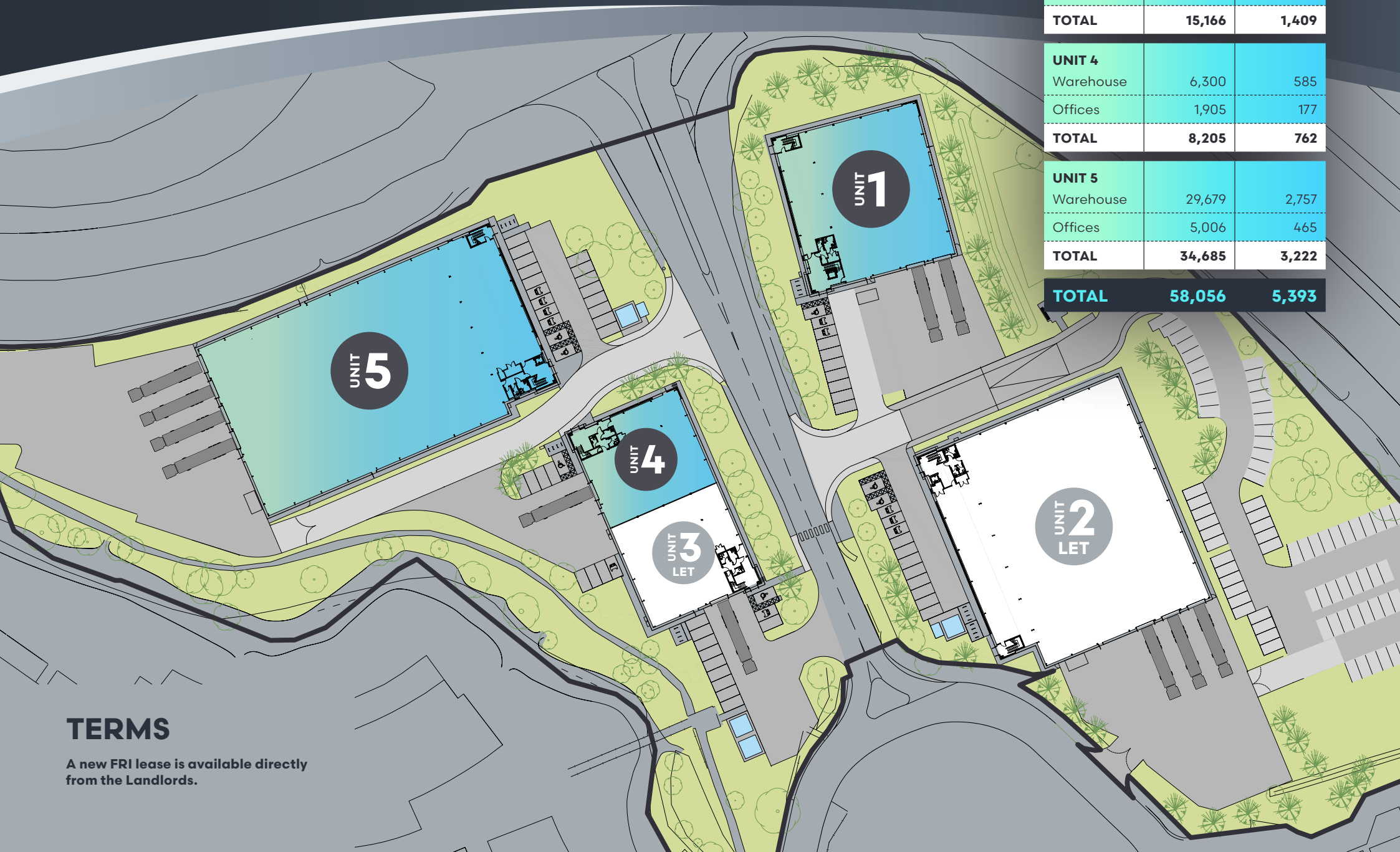


Passenger lift



AVAILABILITY

Approx. target Gross External Area.



	SQ FT	SQ M
UNIT 1		
Warehouse	12,344	1,147
Offices	2,822	262
TOTAL	15,166	1,409
UNIT 4		
Warehouse	6,300	585
Offices	1,905	177
TOTAL	8,205	762
UNIT 5		
Warehouse	29,679	2,757
Offices	5,006	465
TOTAL	34,685	3,222
TOTAL	58,056	5,393

TERMS

A new FRI lease is available directly from the Landlords.

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**



ESG

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.



BREEAM Excellent rating



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



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



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



Solar PV to the roof system which will significantly reduce operational costs



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



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



Net zero CO₂ 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



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



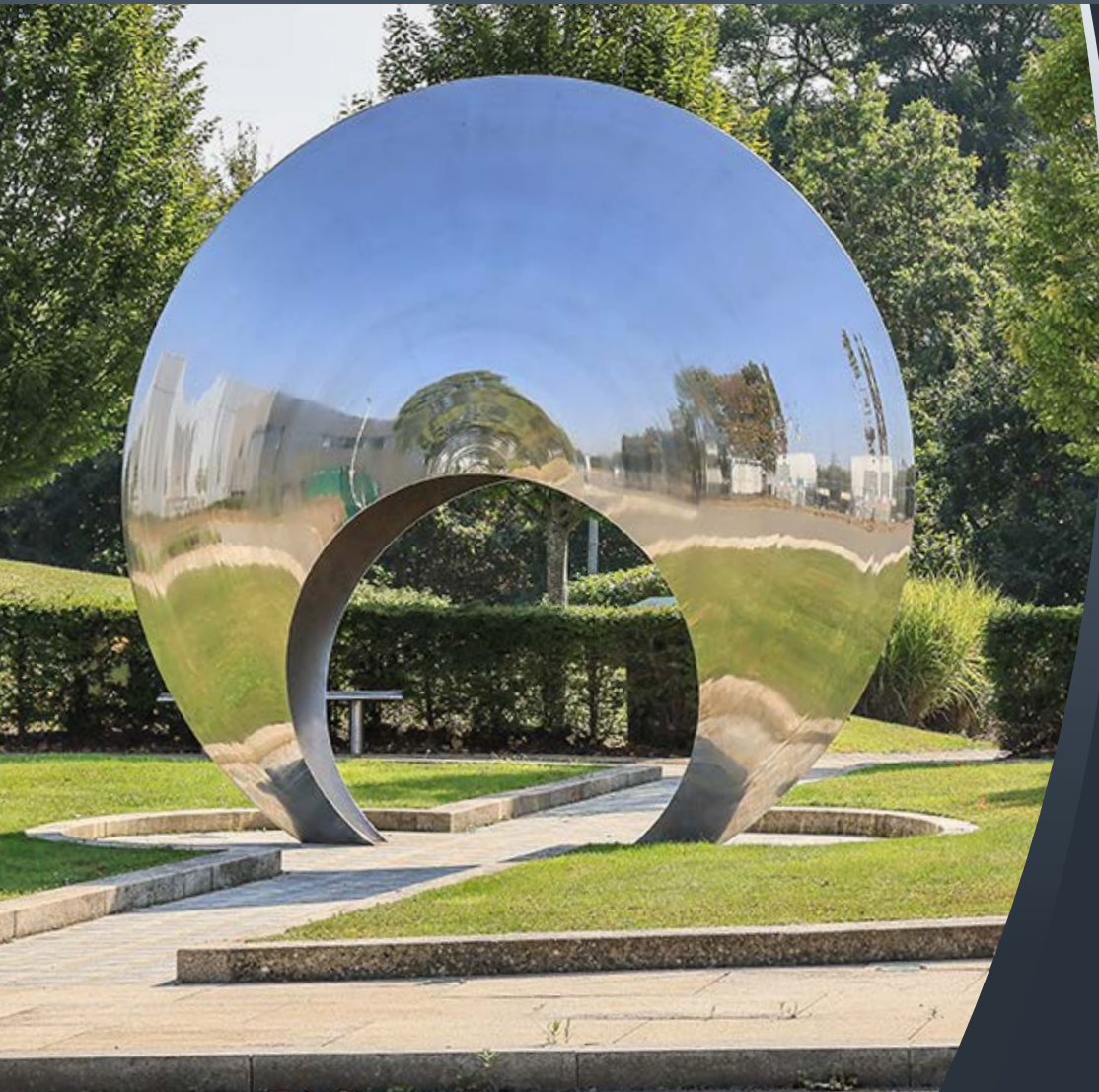
Solar gain and sound proofing to the windows to ensure a positive working environment for staff



Shower facilities to encourage cycling to work and green travel



Cycle parking



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.

MD ELECTRICAL PV SYSTEM

Defra 2023 CO2 emission factor electricity 0.207074

Unit	Unit area (GEA) sq ft	PV area m ²	PV generated (including degradation) / from ADI Ltd kWh/yr	PV CO2 emissions avoided (including degradation) kgCo2/yr	Cost savings (up to) £ / year	Cost savings (up to) £ / sq ft	PV carbon avoided Tonnes Co2e / yr
1	15,166	258.4	49,007.00	10,148	£12,252	£0.82	10.1
2				LET			
3				LET			
4	8,205	144.7	26,902.00	5,571	£6,726	£0.82	5.6
5	34,685	483.3	98,410.00	20,378	£24,603	£0.71	20.4

CONTACTS

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A development by



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