

TWO

WATCHMOOR PARK

14,415 SQ FT HQ OFFICES TO LET
CAMBERLEY GU15 3YL

watchmoorpark.com



WATCHMOOR PARK

your HQ office within minutes of the motorway

Two Watchmoor Park is a comprehensively refurbished Grade A office building totaling 30,042 sq ft.

The two story HQ building extends over ground and first floors providing an outstanding working environment with high quality finishes.

The enlarged and reconfigured reception comprises a statement entrance with contemporary features.

The available ground floor space has the benefit of 65 car parking spaces (ratio 1:221 sq ft).





— specification



65 car parking spaces
(1:221 sq ft)



Newly reconfigured
reception



Impressive double
height reception



2.8m floor to
ceiling height



LED lighting



New VRF heating
and cooling system



Landscaped
environment



New WCs and
shower facilities



Raised floor with
185mm void



1:8m² occupational
density



EPC: B



BREEAM: Very Good



Excellent carrier
infrastructure



breathing space

With leafy, tree-lined open spaces, tranquil ornamental lakes and an abundance of amenities just steps away from your desk, Watchmoor Park offers the perfect blend of convenience and green space.

AMENITIES AND SERVICES

On site café

Costa

Sainsbury's

Starbucks

Camberley town centre shopping

Meadows Retail

M&S

Tesco

Next

On site facilities management

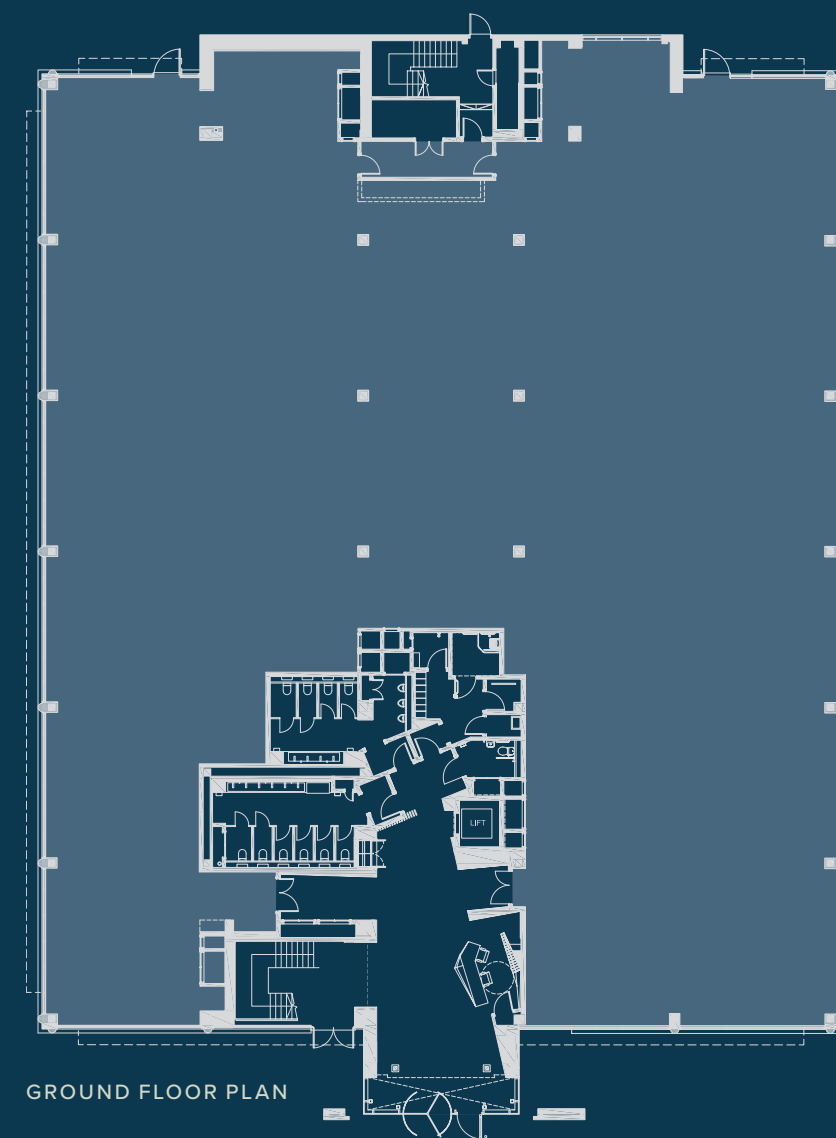
Mature landscaped environment



OCCUPIERS INCLUDE



available space



AREA SCHEDULE

| | |
|--------------|--------------|
| First floor | LET |
| Ground floor | 14,415 sq ft |



Café

Picnic areas

Wildflower meadow

Sainsbury's and Starbucks

Building 3

Building 7

Building 8

Building 9

Building 10

Building 11

Building 2

Building 1

Electric car charging

Picnic area

Bird boxes

Tesco, M&S, Pharmacy, Opticians & Petrol Station 5 minute drive

2.6 miles to Camberley Town Centre

Picnic areas

Hawley meadows & Blackwater park

0.9 miles to M3 Junction 4

connected space

Watchmoor Park is nestled amongst the green surroundings of Camberley, while offering excellent connectivity. There are a number of travel options via road and rail, making the park easily accessible. With Central London only 33 miles away and Farnborough Rail Station just an 8 minute drive, this is what better connected space looks like.

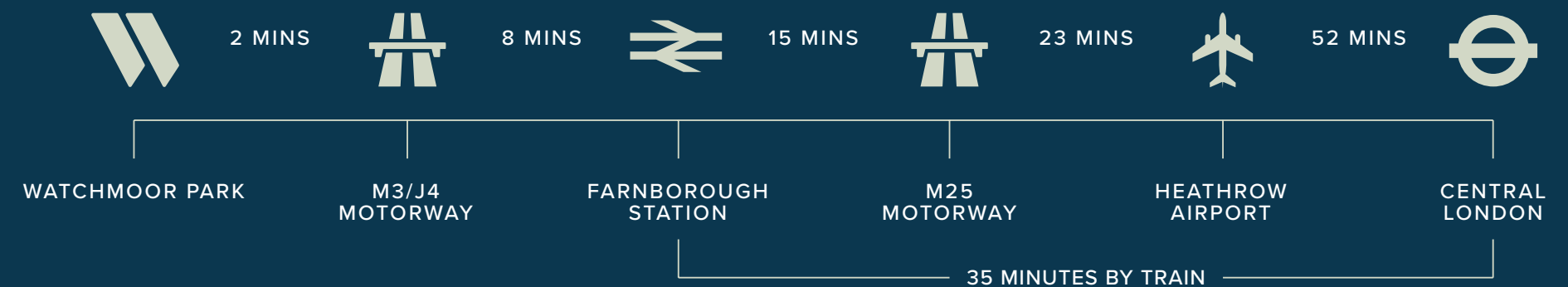


1
MILE FROM
M3 JUNCTION 4

33
MILES FROM
LONDON

4
MILES FROM
FARNBOROUGH

19
MILES FROM
HEATHROW



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