
Angle

Prime New Build
Logistics Warehouse
112,920 Sq Ft **To Let**

1 Minute
M3 (J4)



BREEAM
'Excellent'



110

Watchmoor Park
Camberley, GU15 3YL

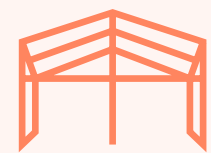
angle110.co.uk

A new direction

A brand-new logistics development in a prime M3 corridor location.

Angle 110 will provide 112,920 sq ft of best-in-class logistics space just 1-minute from Junction 4 of the M3, for unrivalled access to London and the South East markets.

Part of the established Watchmoor Park, the area is home to several major occupiers including DHL, Stihl, Amazon and DPD.



112,920 sq ft
Logistics unit



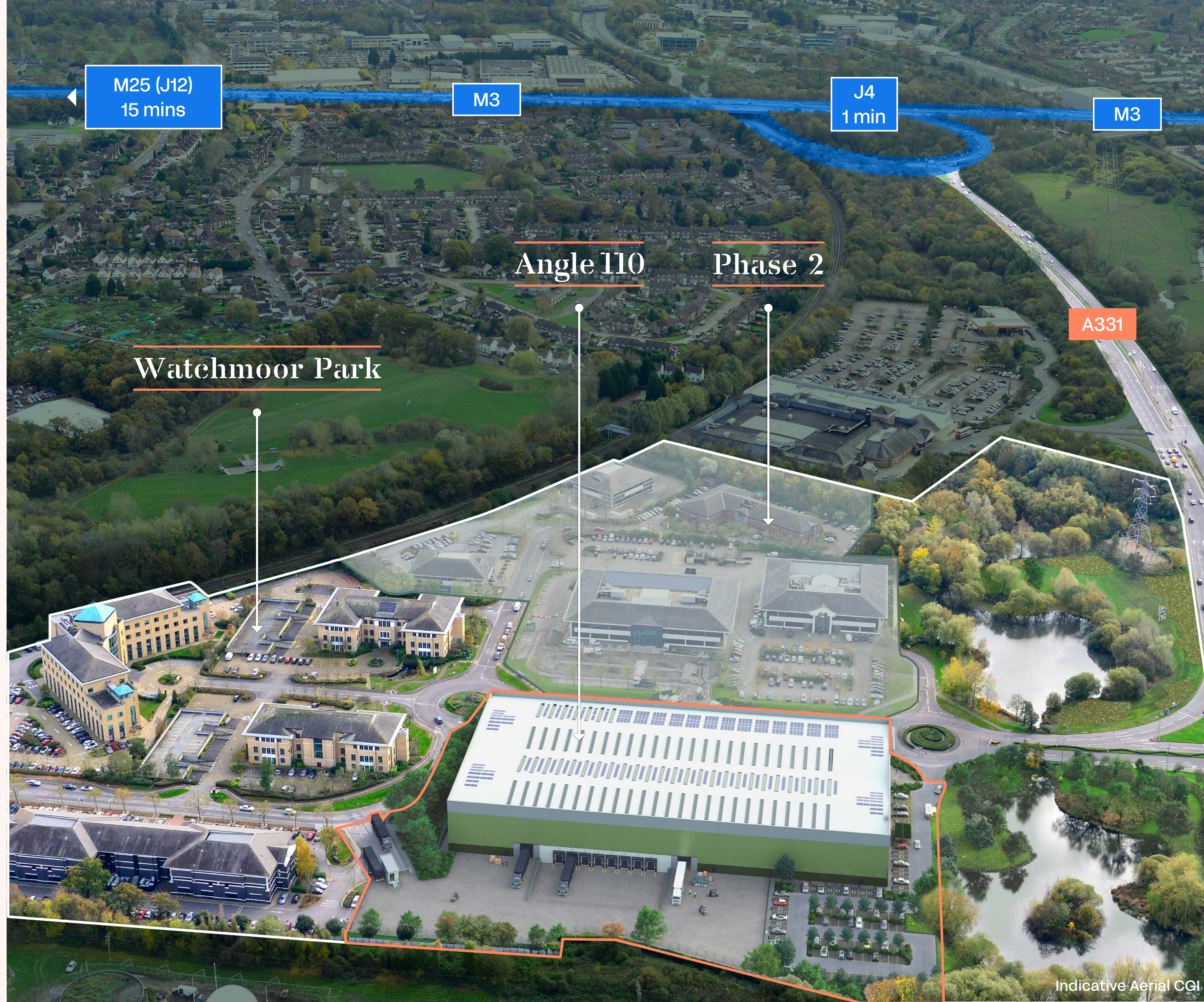
1 min
To the M3 (J4)



15 mins
To the M25 (J12)



55 mins
To Southampton Port



The wider angle

A fast-growing logistics destination with national and international connectivity – six major motorways are within a 60 minute drive time.

Located adjacent to M3 Junction 4, Angle 110 offers easy access to the M25 and wider motorway network as well as three international airports and The Port of Southampton.

Over 60% of the UK's population can be reached in less than a 4.5 hour drivetime making it an ideal regional distribution hub.



M3 (J4)	0.8 miles	1 min
M25 (J12)	12.5 miles	15 mins
Reading	19 miles	30 mins

Southampton	45.5 miles	45 mins
London	36 miles	50 mins
Oxford	64 miles	65 mins



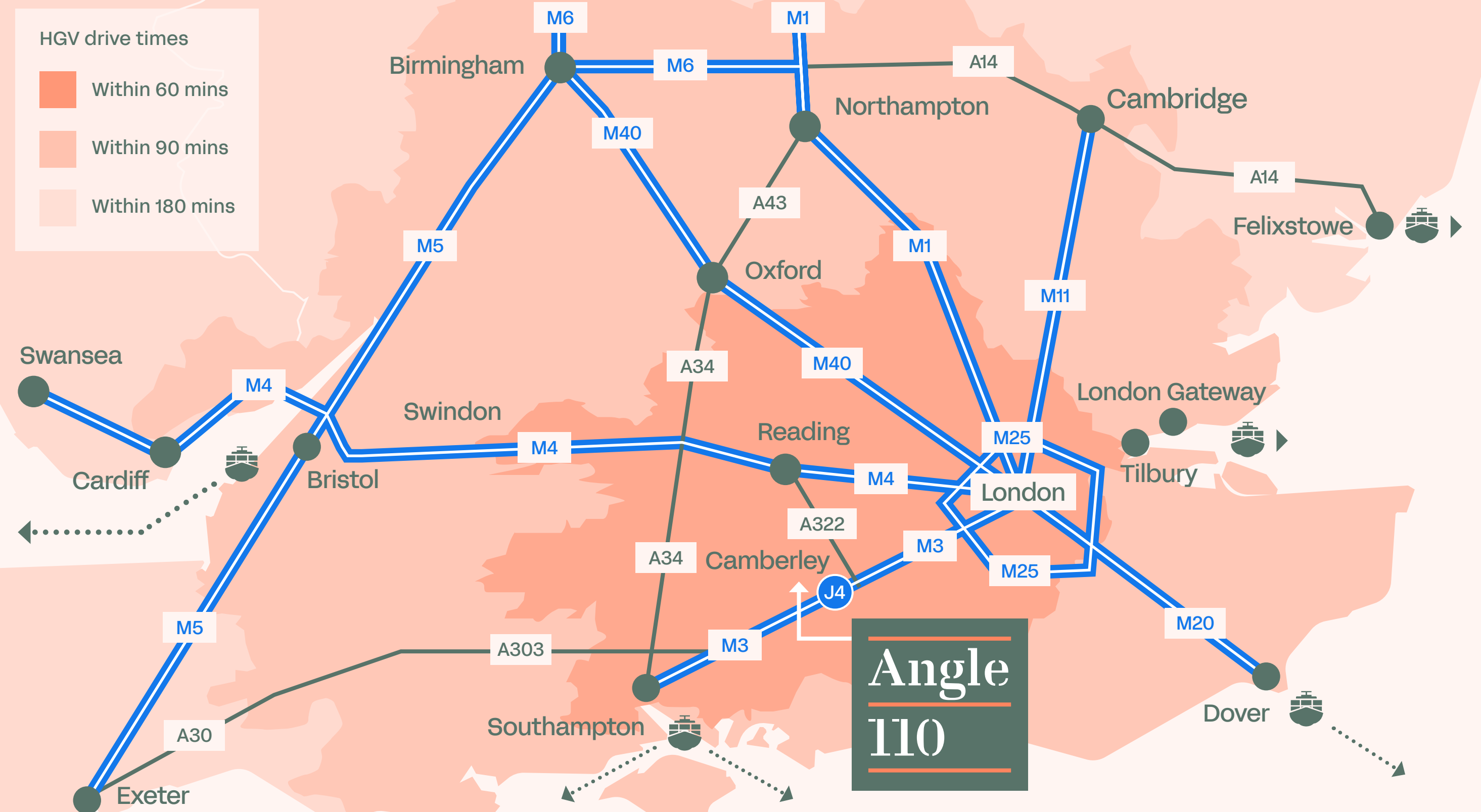
Heathrow	18 miles	20 mins
Gatwick	44 miles	45 mins

London Luton	51 miles	50 mins
Stansted	80 miles	75 mins



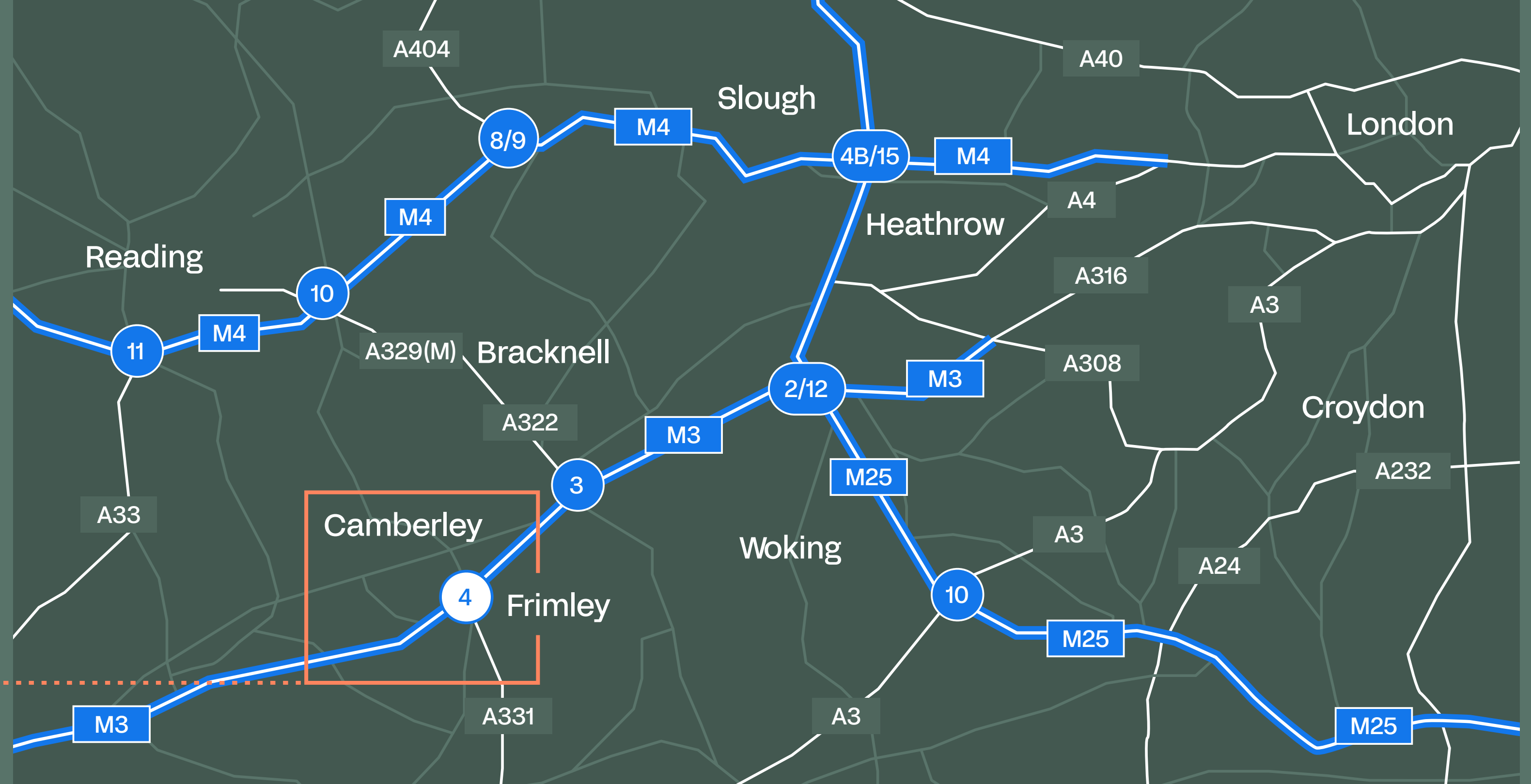
Port of Southampton	50 miles	50 mins
Port of Tilbury	72 miles	75 mins

London Gateway	75 miles	80 mins
Port of Bristol	99 miles	100 mins



Strategic connections

An ideal business location with excellent infrastructure links and a skilled local labour pool.



Demographics



60%
of the UK population
can be reached within
4.5 hours



3,547,248
labour pool within
a 45 minute
drive time



40,000
employed in
manufacturing and
transportation (NOMIS)



68,000
jobs are in professional,
scientific and tech – 2.5%
more than UK average (NOMIS)

An industry leading
warehouse designed to
keep your business moving.



Indicative Exterior / Yard CGI

Site plan

Angle 110 will offer a single detached logistics unit totalling 112,920 sq ft in an enhanced landscaped setting.

The Grade A warehouse building will be delivered on a speculative basis.

Phase 2 will provide up to 205,000 sq ft of further accommodation, with flexibility to suit a wide variety of occupiers. Outline planning consent for this future development has been achieved.

Local Occupiers

STIHL

FedEx

SCREWFIX

DHL

amazon

dpd



THE SOFA DELIVERY CO

Menzies
DISTRIBUTION

Angle 110 – GU15 3YL



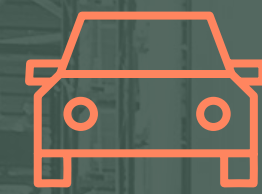
The specification

Indicative warehouse interior



15m

clear internal height



101

car parking spaces



9

dock levellers



50kN/m²

floor loading



2

level access loading doors



32

covered bicycle storage spaces



Up to 43m

yard depth



Secure

service yard



'Excellent'

BREEAM rating (target)



EPC A

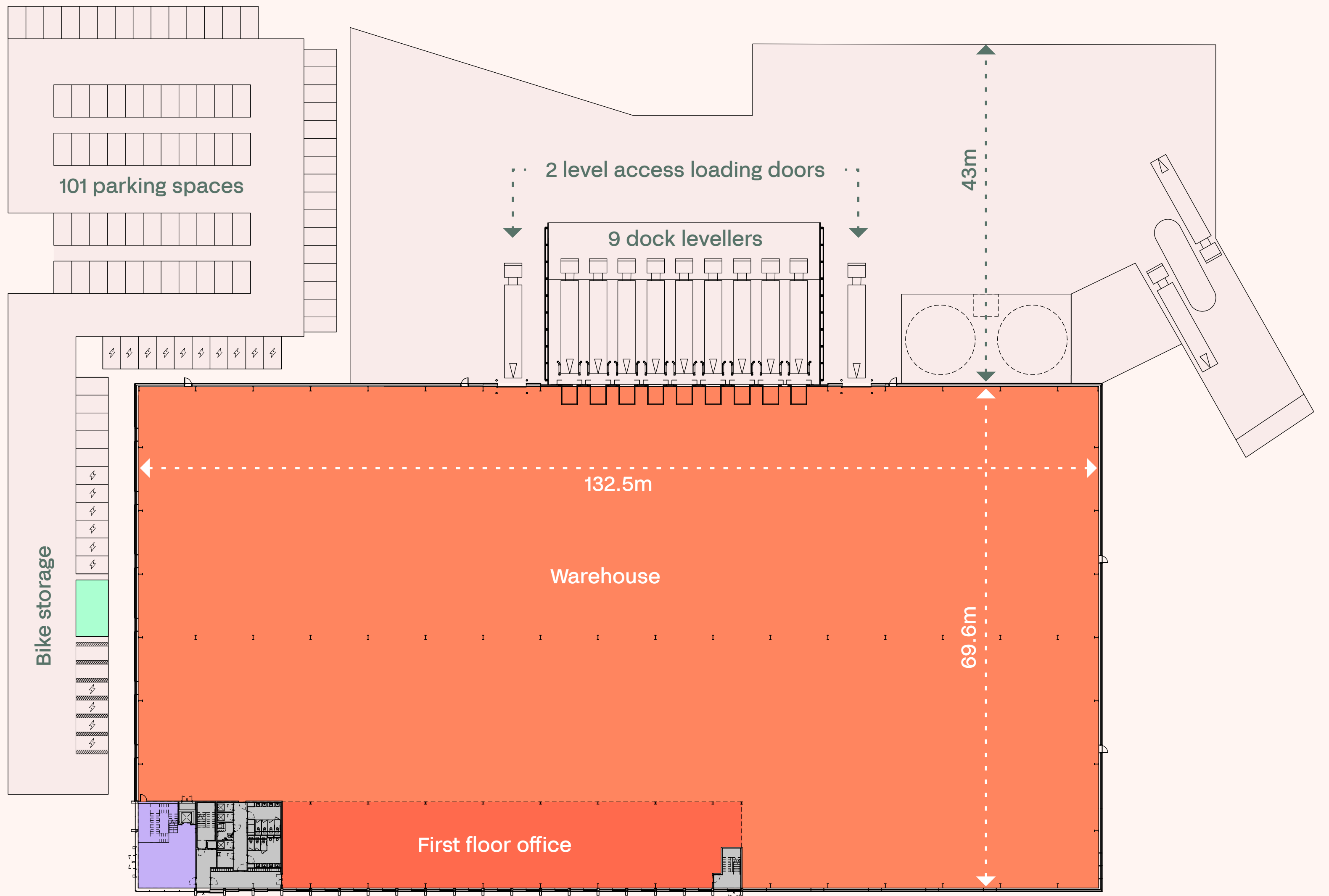
rating (target)

The space

Floor	Use	Sq Ft	Sq M
Second	Plant	1,080	100
First	Office	10,580	983
	Warehouse	98,380	9,140
Ground	Reception / Core	2,880	268
	Total	112,920	10,491

Approximate Gross External Area

- Warehouse
- Office
- Core
- Yard / car park
- Reception
- Bike storage



The office angle

Boasting the highest of industry standards in design and specification.

An impressive reception leads to the 10,580 sq ft Grade A office space on the upper level offering occupiers a flexible floor plate with excellent levels of natural light.



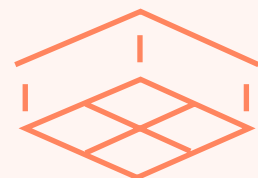
Feature double-height atrium



Air conditioning



Raised floors



Suspended ceilings

Angle 110 – GU15 3YL

Considered contemporary finishes externally & internally.



Indicative Reception CGI

Focused on sustainability from the outset, to look after the environment and the well-being of its tenants.



Indicative Exterior CGI

A greener outlook



Targeting
BREEAM Excellent



Targeting
EPC A



PV
panels



EV
charging



Enhanced
air quality



Air source
heat pumps



Landscaped
environment



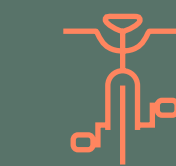
Double
glazing



Net zero
strategy



Low flow
fittings



Cycle
parking



Shower and
changing facilities

All angles covered

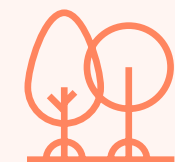
Nestled in the green surroundings of Camberley and just a short walk to local amenities.

Sainsbury's, Starbucks, and Arena Leisure Centre are all close by. Nature lovers can explore neighbouring Crabtree Woods and Watchmoor Nature Reserve.

There is also excellent access to the local cycle network and rail connections to London and Reading.



Close to local amenities



Surrounded by green spaces



18 mins to Reading Station



36 mins to London Waterloo Station



Local Amenities



Waitrose

Sainsbury's



TESCO

M&S

snap fitness



The future

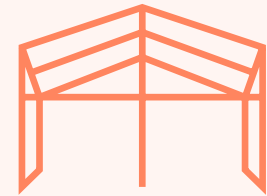
Anglesea Capital is a UK focused logistics real estate investment and asset management group.

Formed in 2009, Anglesea Capital has acquired over £2 billion of UK logistics real estate.

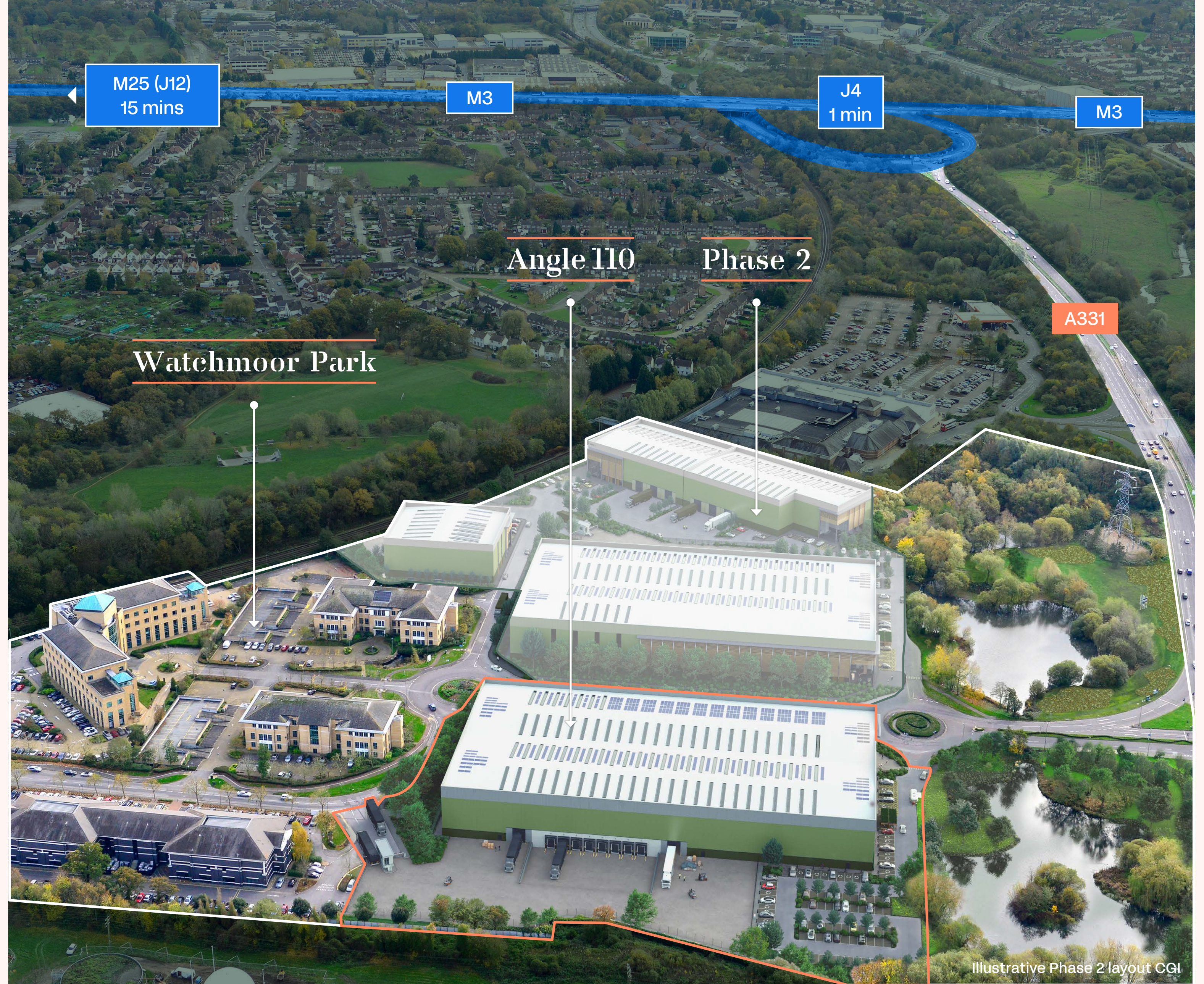
Their commitment to Watchmoor Park will see them develop a further 205,000 sq ft for Phase 2.



Outline planning for Phase 2 granted – 205,000 sq ft



Flexible, bespoke multi-sized units



Further information

A development by:

Anglesea Capital

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angle110.co.uk

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Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. May 2024.

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