



## 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  
CONSTRUCTION BEGINS APRIL 2023 | PRACTICAL COMPLETION APRIL 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.

Frimley Business Park also benefits from the Riverside Café and a gym. The Riverside Café offers a range of food and drink throughout the day and also has wifi so can act as an informal meeting space.



**A331 to Aldershot & Guildford**

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

**A331 & M3 to Basingstoke & Southampton**

**M3 J4**

**FBP**



**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

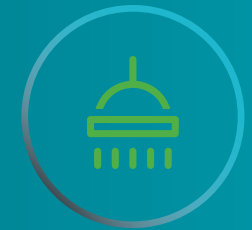
## SPECIFICATION



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

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A development by



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

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**FBP**