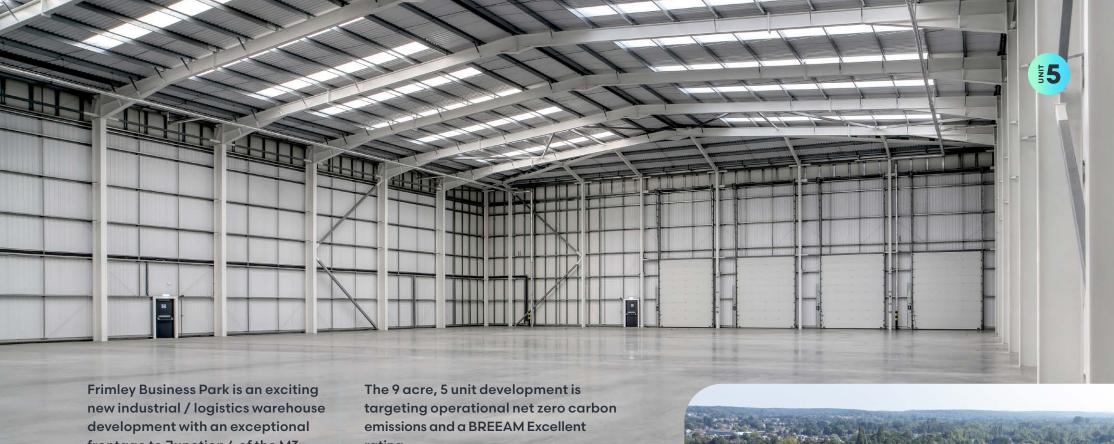


FRIMLEY BUSINESS PARK

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



frontage to Junction 4 of the M3.

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

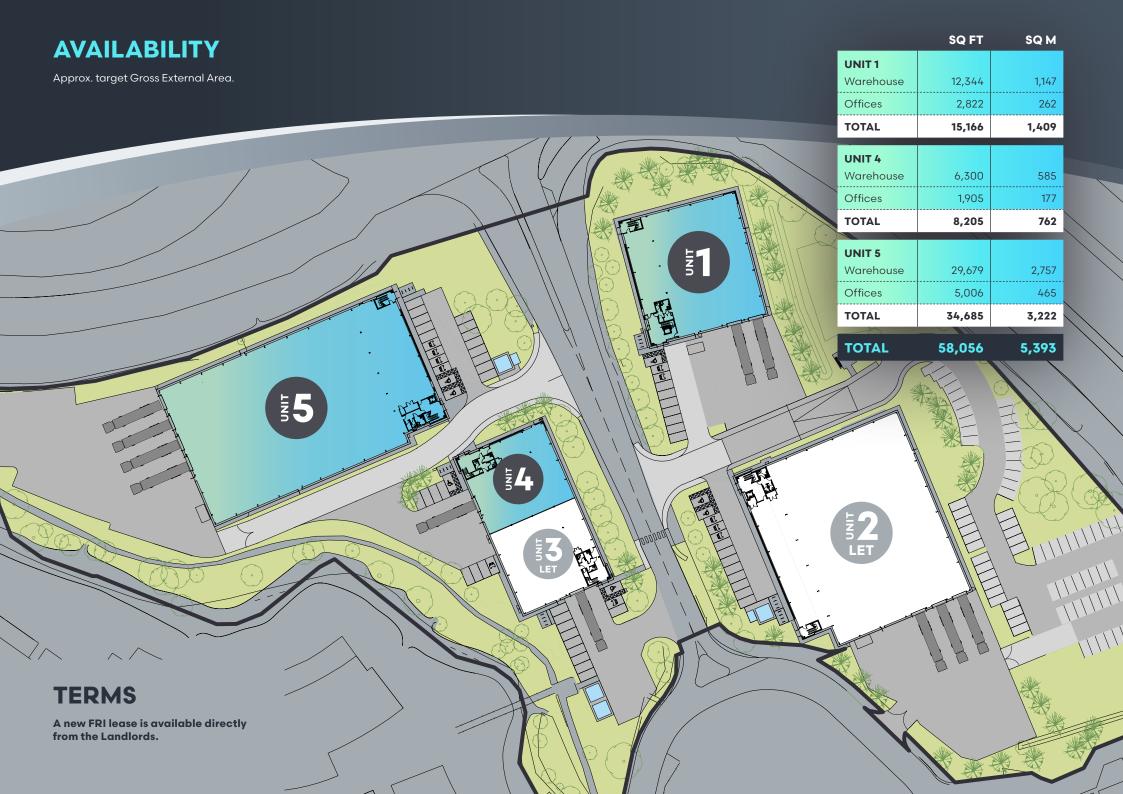












LOCATION The Business Park has a wide range of Frimley Business Park is prominently DIRECT located adjacent to Junction 4 of the M3, amenities on its doorstep. A short walk providing excellent links to the M25, A3 and from the park via a dedicated walkway **ACCESS TO** the national motorway network. The Park is Frimley town centre offering a number M3 LINKING of retail and convenience amenities for is also conveniently placed for both Frimley THE NATIONAL and Farnborough railway stations, offering staff including a large Waitrose. regular services to Guildford, Reading, **MOTORWAY** Gatwick Airport and London Waterloo. **NETWORK AND LOCALLY VIA** A331/A3 A331 to Aldershot & Guildford A331 & M3 A331 to Camberley & to Basingstoke M3 to Heathrow & London & Southampton M3 J4

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



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 significantly reduce operational costs



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 m²	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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