

READY FOR  
IMMEDIATE  
OCCUPATION

FBP

# 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

IND 4



1 electric  
level access  
loading door



7.5m minimum  
eaves height



80 kVA



40kN/m<sup>2</sup> floor  
loading



12 parking  
spaces





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



# THING 5



4 electric  
level access  
loading doors



10.5m minimum  
eaves height



440 kVA



50kN/m<sup>2</sup> floor  
loading



48 parking  
spaces



Passenger  
lift



# AVAILABILITY

Approx. target Gross External Area.



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

# 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



**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 CO<sub>2</sub>** 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



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



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



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





## 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 <sup>2</sup>	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



**frimleybusinesspark.co.uk**



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