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UNIT

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FBP

# UNIT 5 FRIMLEY BUSINESS PARK WITH 0.5 ACRE SECURE YARD

Brand new highly sustainable  
Industrial / Logistics warehouse unit  
**34,685 sq ft** (3,222 sq m)  
including 5,006 sq ft (465 sq m) offices

CAMBERLEY • SURREY • GU16 7SR



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



## 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
5	34,685	483.3	98,410.00	20,378	£24,603	£0.71	20.4

## PARK PLAN AND AVAILABILITY

UNIT 5	SQ FT	SQ M
Warehouse	29,679	2,757
Offices	5,006	465
<b>TOTAL</b>	<b>34,685</b>	<b>3,222</b>

Approximate Gross External Area

**0.5 ACRE SECURE YARD**

UNIT 5

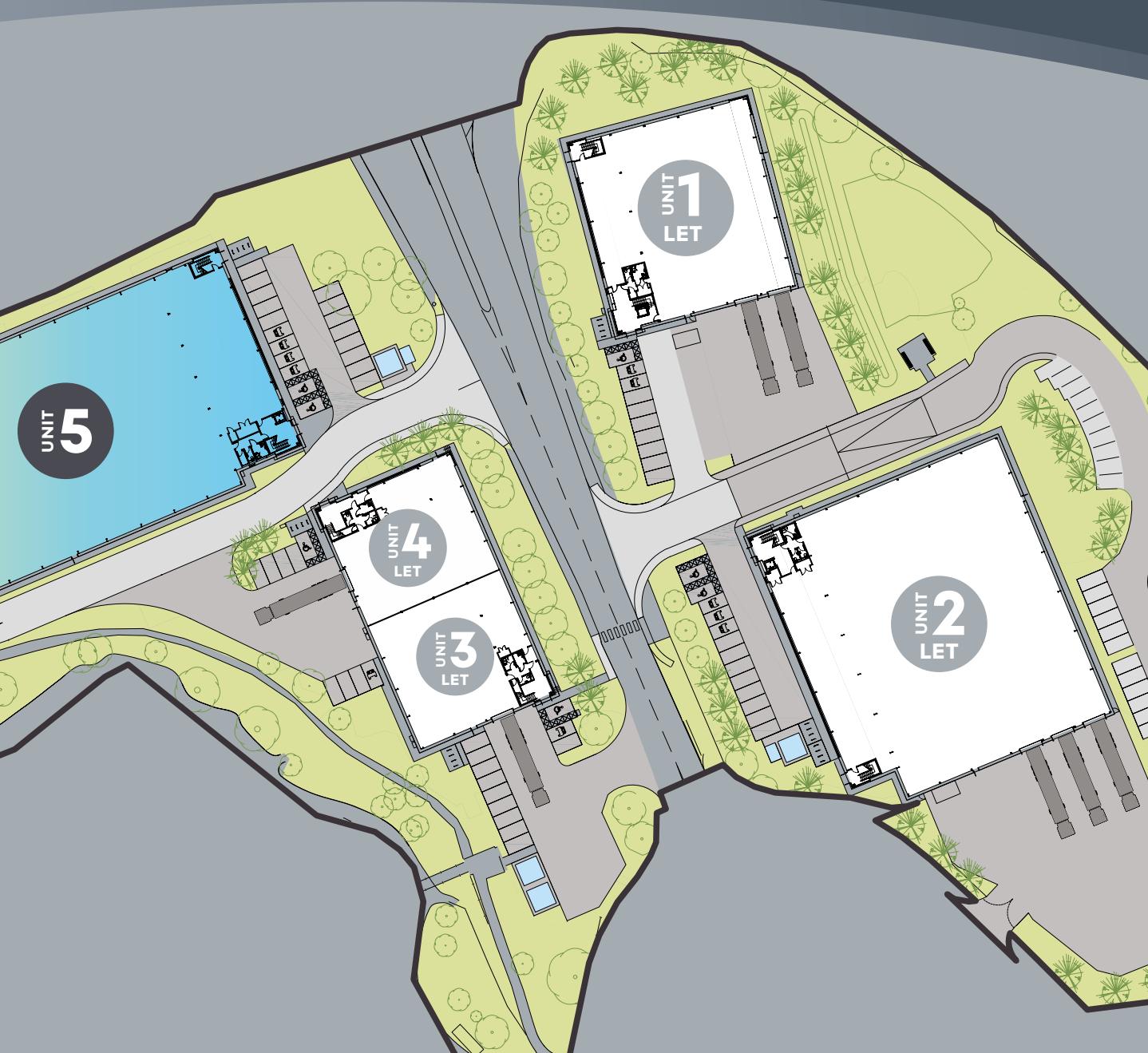
UNIT 4  
LET

UNIT 3  
LET

UNIT 2  
LET

UNIT 1  
LET

48 m  
44.8 m  
38.8 m  
32.6 m



## LOCATION

Frimley Business Park is a new 9 acre industrial / logistics warehouse development with an exceptional frontage 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.

Landscaped grounds with river walks provide green spaces for staff wellbeing.

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.



Exceptional  
frontage to M3 J4



## TERMS

A new FRI lease is available directly from the Landlords.

## CONTACTS

Please contact the agents for further information:



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A development by



**frimleybusinesspark.co.uk**

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