

10 October 2022

**Orchard Street completes final two lettings at carbon neutral South East industrial distribution hub**

*- 30,000 sq ft of space let to Seko Logistics and Spotless Water -*

Orchard Street Investment Management ('Orchard Street'), the specialist commercial property investment manager, has completed its second and third lettings at Albany Point in Camberley, Surrey, taking the site to full occupancy.

Seko Logistics, the e-commerce delivery specialists, has agreed to a 5-year lease on a 15,500 sq ft unit, and Spotless Water, the UK's first self-service ultra-pure water distribution network, has agreed to a 10-year lease across a 14,500 sq ft unit. They join Menzies Distribution, who signed up to a 10-year lease on a new 18,800 sq ft unit earlier this year.

These lettings follow a comprehensive redevelopment of the site to create three new high-quality industrial and distribution units spread across 48,406 sq ft. The new tenants will benefit from a specification including secure yards, 10m clear internal height and modern air-conditioned office space on the first floor.

In line with Orchard Street's Responsible Investment Strategy, sustainability was a key consideration of the redevelopment, which has been built to a BREEAM Excellent standard. The new facility also offers electric vehicle charging points and onsite solar power generation, enabling all units to be carbon neutral in operation, with an EPC rating of A+.

Located within Albany Park Industrial Estate in Surrey, the new scheme benefits from a strategic South East industrial location, sitting less than one mile from Junction 4 of the M3. The site is also within close proximity of Farnborough Mainline station, which provides direct routes to London Waterloo in just 40 minutes. Frimley high street is a 5-minute walk away and provides a range of shops and amenities.

**Richard Walters, Partner at Orchard Street, commented:** "Securing these two lettings in such short succession is testament to Albany Point's strong industrial proposition and strategic location, as well as the key sustainability credentials which are now so vital for occupiers. We are extremely pleased to welcome Seko Logistics and Spotless Water to the estate, and to bring the development at Albany Point to full occupancy."

Hurst Warne and Savills acted as joint marketing agents for the scheme.

**-Ends-**

**For more information:**

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**Notes to Editors:**

**Orchard Street Investment Management**

Established in 2004, Orchard Street Investment Management LLP is a leading specialist commercial property investment manager, focused on the UK market. It acts on behalf of institutional clients world-wide to advise on investing in and the active management of property assets, including industrial warehouses, retail warehouses, and offices.