

UNITS

TO LET

2,006 - 5,421 ft²

(186.3 - 503.6 m²)



A14

A10

G1

G4

**INDUSTRIAL UNITS
WITH OFFICES
AND PARKING**
LOCATED WITHIN CLOSE
PROXIMITY TO M27 CORRIDOR
AND A3(M) TO LONDON

WALTON ROAD
PORTSMOUTH PO6 1TS

PRIME LOCATION

The Railway Triangle, which adjoins the A27, is situated just off the Eastern Road (A2030) on Walton Road within 1 mile of the A3(M) and M27 motorway.

Eastern Road provides access to Portsmouth City Centre, approximately 4 miles to the south. London and the international airports of Heathrow and Gatwick may be reached by either the A3 or M27 and M3 motorways.



ACCESS TO
A3(M), M27
& A27



AMPLE
LOADING &
PARKING



24HR
ON-SITE
SECURITY



DEFIBRILLATOR



EV CHARGING
POINTS



CYCLE
SPACES



M27

SOUTHAMPTON
20 MILES

LONDON
70 MILES

LONDON
2 HOURS

SOUTHAMPTON
59 MINUTES

MANAGEMENT
OFFICE



WALTON ROAD
PORTSMOUTH PO6 1TS

5,405 ft² (502.1 m²)

UNIT
A10

FULLY REFURBISHED WITH NEW ROOFS

UNDER
OFFER



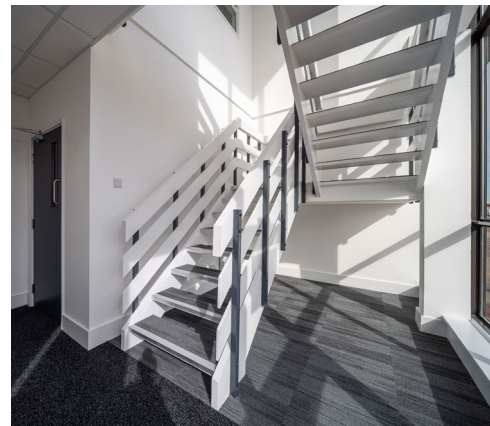
5,421 ft² (503.6 m²)

UNIT
A14

TO BE REFURBISHED



Photos Below are Indicative (Post Refurbishment)



Unit A10	ft ²	m ²
Warehouse	4,253	395.1
Ground Floor Office	550	51.1
First Floor Office	602	55.9
Total	5,405	502.1



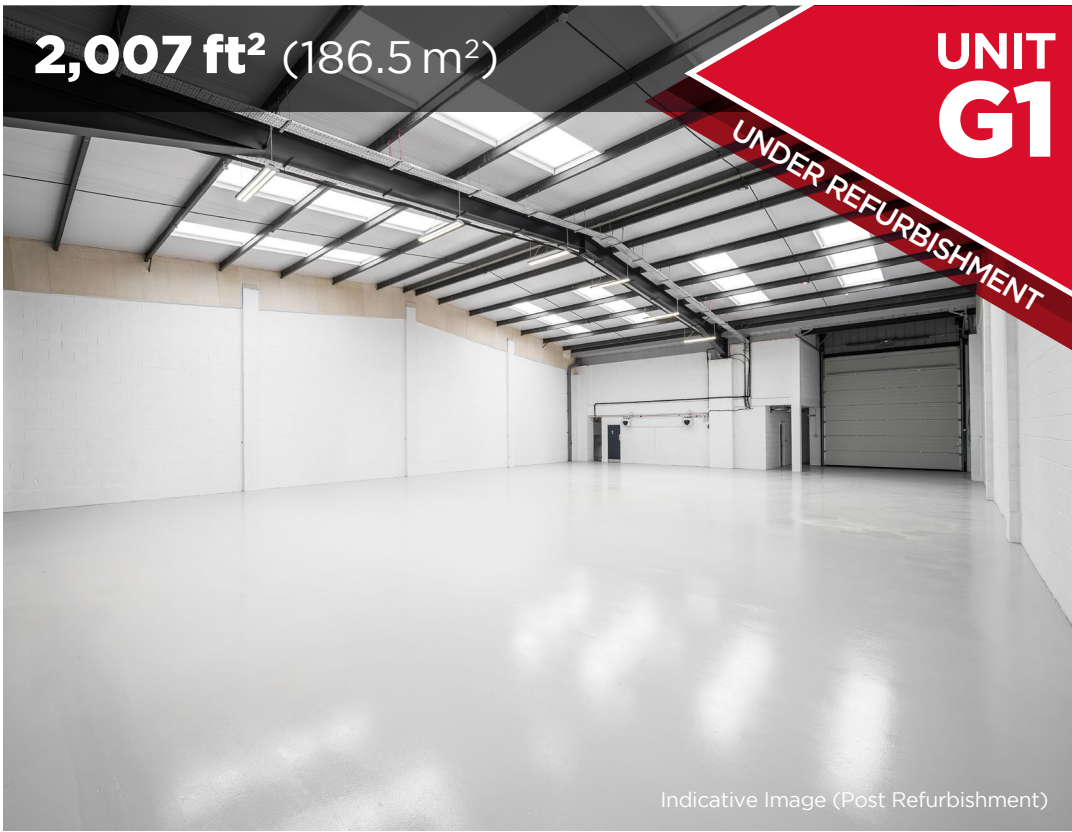
Unit A14	ft ²	m ²
Warehouse	4,629	396.6
Ground Floor Office	549	51
First Floor Office	603	56
Total	5,421	503.6



2,007 ft² (186.5 m²)

UNIT
G1

UNDER REFURBISHMENT



2,006 ft² (186.3 m²)

UNIT
G4

UNDER REFURBISHMENT



Unit G1	ft ²	m ²
Warehouse	1,734	161.1
Ground Floor Office	273	25.4
Total	2,007	186.5

Unit G4	ft ²	m ²
Warehouse	1,730	160.7
Ground Floor Office	276	25.6
Total	2,006	186.3



SPECIFICATIONS

The units comprise of to be refurbished self-contained mid terrace units of steel portal frame construction with the benefit of ground floor offices and up and over loading door with loading canopy.

- Brand new roofs (units A10 & G4)
- First floor offices (units A10 & A14)
- Mains electricity, water and drainage
- 3 phase electricity
- Air conditioning to office space
- Kitchen facility
- Minimum 5 car parking spaces
- On site security
- LED lighting
- Electric loading doors



for further information, visit
railwaytriangle.co.uk



TO BE REFURBISHED
Brand new roofs to be installed

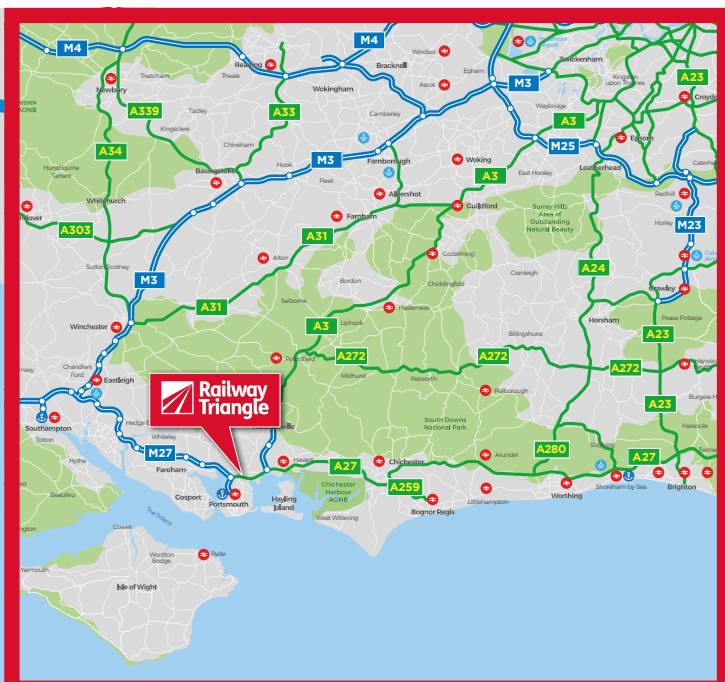
FULLY REFURBISHED
With brand new roofs

UNDER OFFER

UNDER REFRUBISHMENT
Brand new roof for G4



WALTON ROAD
PORTSMOUTH PO6 1TS



VIEWING & FURTHER INFORMATION

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TRAVEL

A3 (M) / M27	1 mile
Portsmouth International Port	4.5 miles
Southampton	20 miles
London	70 miles
Southampton	59 minutes
London	2 hours



**WALTON ROAD
 PORTSMOUTH PO6 1TS**

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