



## UNIT 127 PROXIMA PARK, WATERLOOVILLE, PO7 3DU

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

20,019 SQ FT (1,859.83 SQ M)



# Summary

High specification  
industrial/warehouse unit with  
large secure

Available Size	20,019 sq ft
Rent	Rent on Application
EPC Rating	A (19)

- 8m clear height
- 37.5 kN/sq m floor loading
- 3 x level access loading doors
- 35m yard length
- Secure parking and yard
- Fully fitted office with carpet & lighting
- Max height to ridge 12.6m

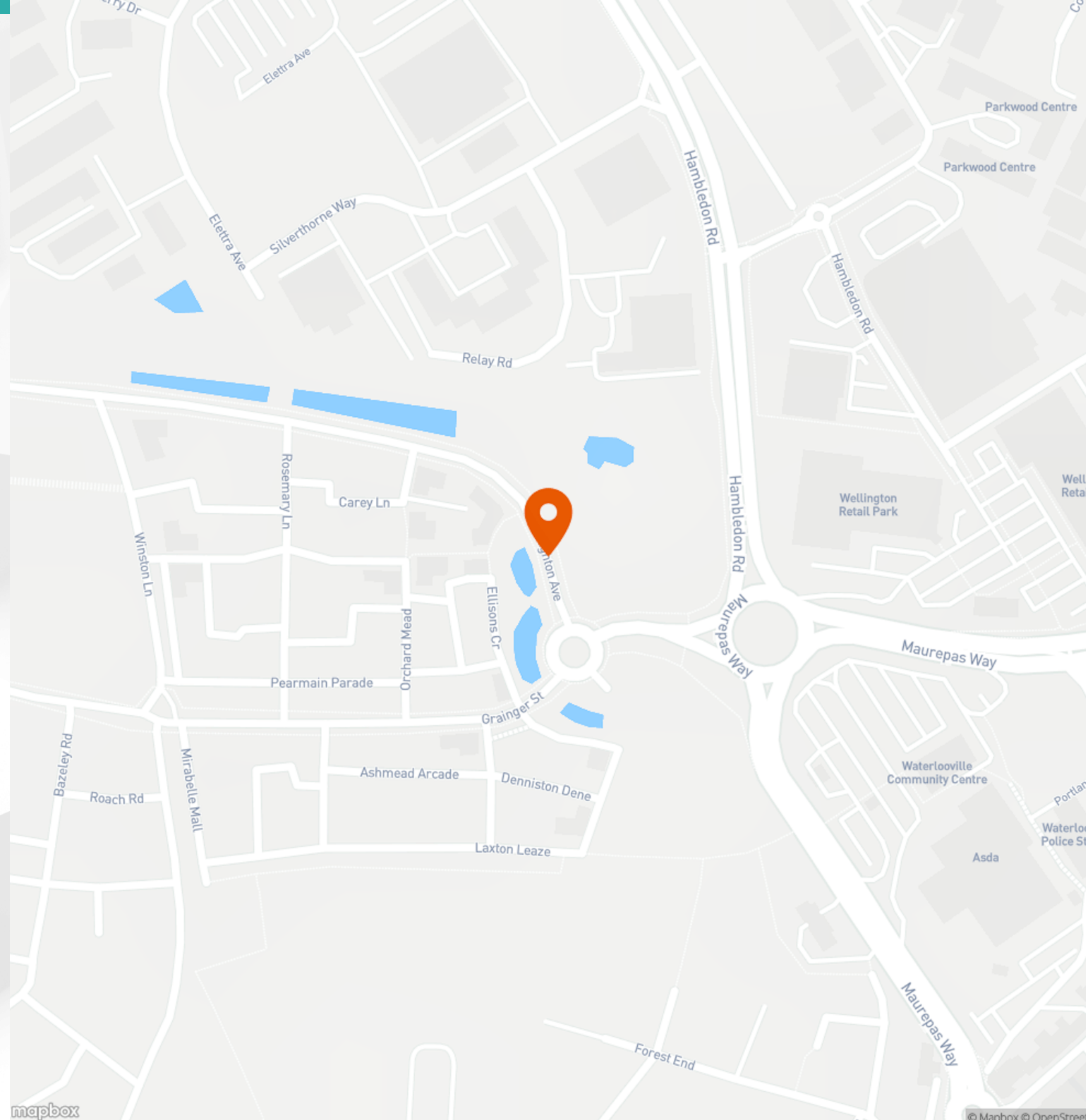


# Location



**Unit 127 Proxima Park,  
Houghton Avenue,  
Waterlooville, PO7 3DU**

Proxima Park is located in Waterlooville, just 2 miles from the A3(M) Junction 3, offering superb access to the main route from London to Portsmouth. With a large, skilled workforce in close proximity, the M25 only 45 miles to the north and the international port of Portsmouth only 4 miles to the south, Proxima Park offers not only fast freight movements into the national road network but also Waterlooville's abundance of Town Centre amenities on its doorstep. Havant station is two miles to the south with direct routes to London in 1 hour 20 mins as well as Portsmouth (12 mins), Southampton (43 mins) and Brighton (58 mins).





# Further Details

## Description

High quality buildings with Grade A specification. Easy access to Portsmouth, London and The National Transport Network. Only 2 miles from A3(M). 15 minute walk to Waterlooville town centre. Established industrial distribution location. Ideal regional/urban distribution development. Excellent local labour pool – 3,000 new homes planned at Berewood. Superb local amenities set in 'garden city' style community. Visit [proximapark.co.uk](http://proximapark.co.uk)

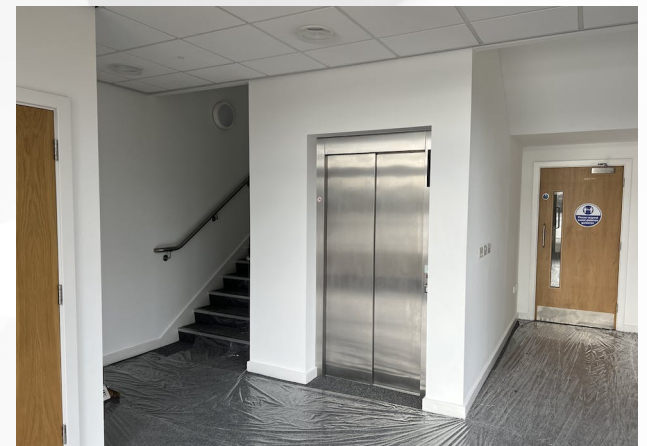
The unit benefits from:

- 3 x loading doors width 4m x height 5m
- Lift access to first floor offices
- WC facilities
- Kitchenette
- LED lighting to warehouse and offices
- Secure yard with gated entrance

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 127	20,019	1,859.83	Available
<b>Total</b>	<b>20,019</b>	<b>1,859.83</b>	







## Enquiries & Viewings



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