

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



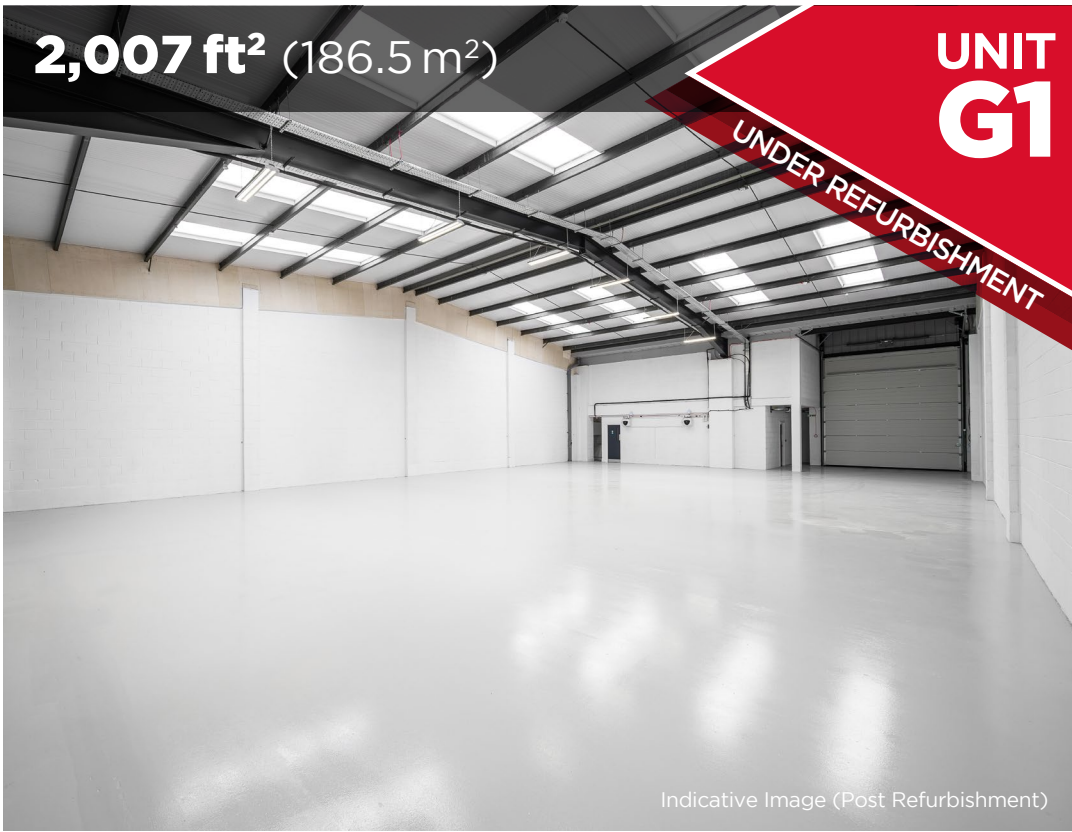
Unit A14	ft ²	m ²
Warehouse	4,629	396.6
Ground Floor Office	549	51
First Floor Office	603	56
Total	5,421	503.6



2,007 ft² (186.5 m²)

UNIT
G1

UNDER REFURBISHMENT



Indicative Image (Post Refurbishment)

2,006 ft² (186.3 m²)

UNIT
G4

UNDER REFURBISHMENT



Indicative Image (Post 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.

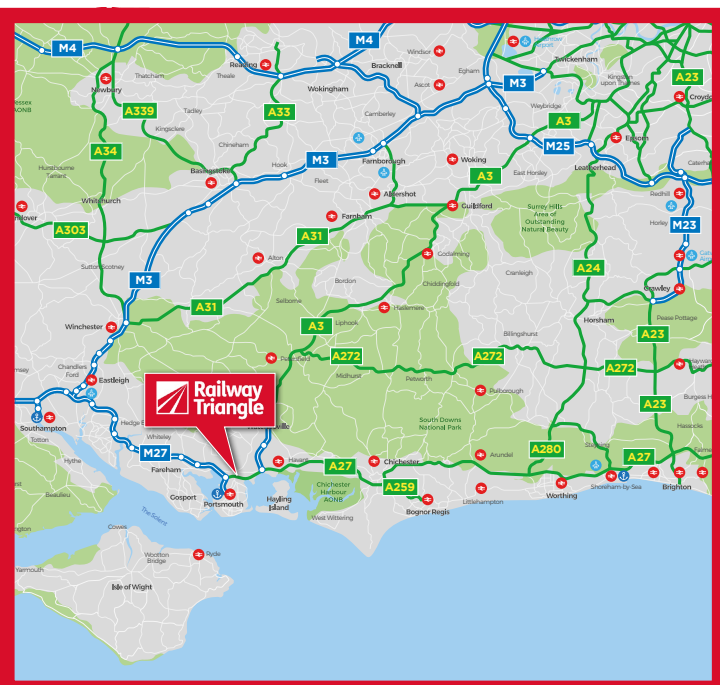
- Brand new roofs (units A10 & G4)
- First floor offices (units A10 & A14)
- Mains electricity, water and drainage
- 3 phase electricity
- Air conditioning to office space
- Kitchen facility
- Minimum 5 car parking spaces
- On site security
- LED lighting
- Electric loading doors



for further information, visit
railwaytriangle.co.uk



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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