

UNITS

# TO LET

5,401 - 10,806 ft<sup>2</sup>

(501.8 - 1,004 m<sup>2</sup>)



A11 A10

TO BE REFURBISHED  
(AVAILABLE JAN 2024)

**INDUSTRIAL UNITS  
WITH FIRST FLOOR  
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



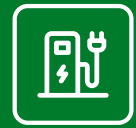
AMPLE  
LOADING &  
PARKING



24HR  
ON-SITE  
SECURITY



DEFIBRILLATOR



EV CHARGING  
POINTS



CYCLE  
SPACES



M27

SOUTHAMPTON  
59 MINUTES

MANAGEMENT  
OFFICE

LONDON  
70 MILES

LONDON  
2 HOURS

SOUTHAMPTON  
20 MILES



WALTON ROAD  
PORTSMOUTH PO6 1TS

5,405 ft<sup>2</sup> (502.1 m<sup>2</sup>)

UNIT  
**A10**

TO BE REFURBISHED



	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	4,253	395.1
Ground Floor Office	550	51.1
First Floor Office	602	55.9
<b>Total</b>	<b>5,405</b>	<b>502.1</b>

Units 10 & 11 can be combined,  
totalling **10,806 ft<sup>2</sup>** (1,004 m<sup>2</sup>)

5,401 ft<sup>2</sup> (501.8 m<sup>2</sup>)

UNIT  
**A11**

TO BE REFURBISHED



	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	4,255	395.3
Ground Floor Office	545	50.6
First Floor Office	601	55.8
<b>Total</b>	<b>5,401</b>	<b>501.8</b>

Units 10 & 11 can be combined,  
totalling **10,806 ft<sup>2</sup>** (1,004 m<sup>2</sup>)

indicative internal refurbishment

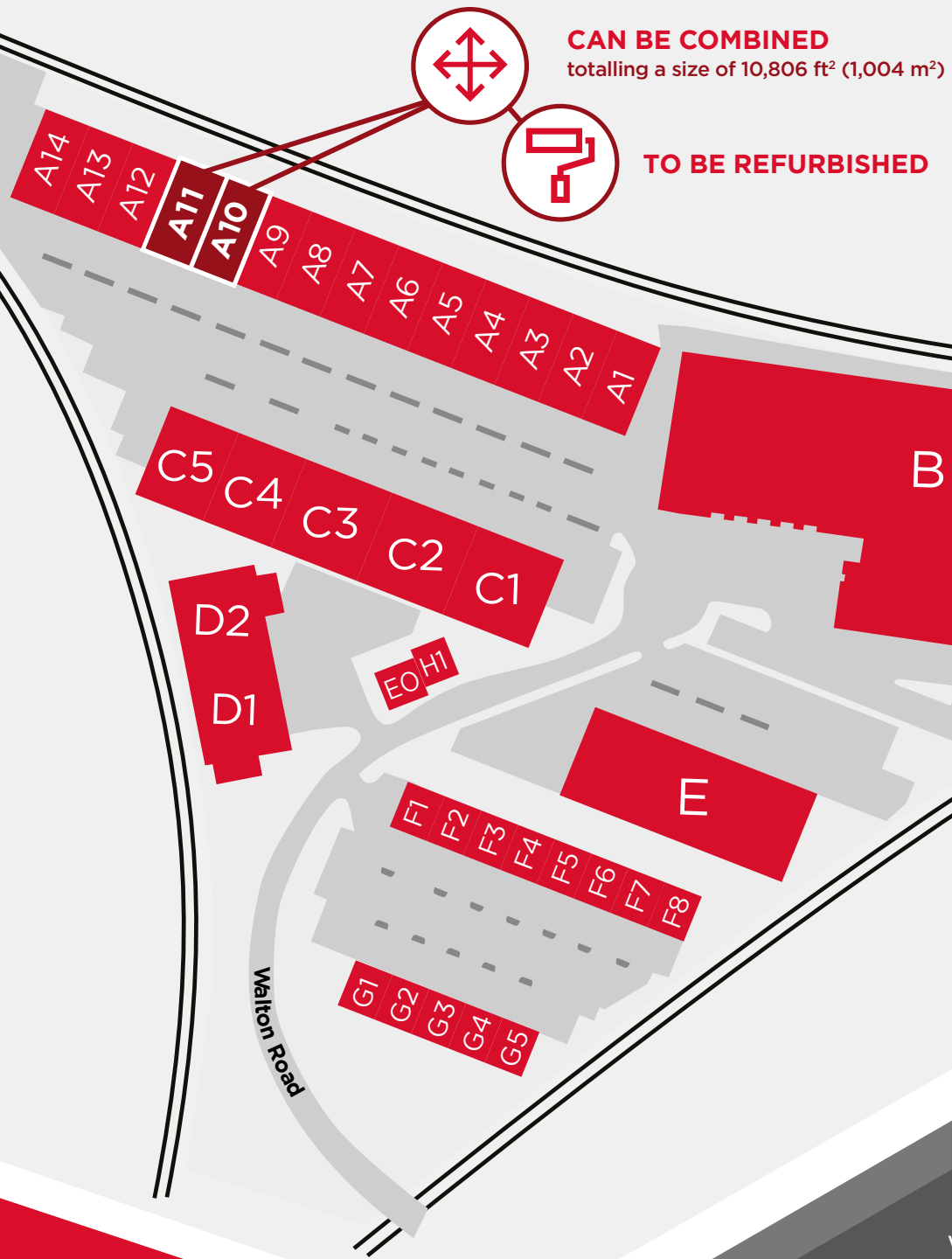
## SPECIFICATIONS

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

- To be refurbished (Available January 2024)
- Mains electricity, water and drainage
- 3 phase electricity
- Air conditioning to office spac
- Kitchen facility
- Minimum 10 car parking spaces
- On site security
- LED lighting
- Electric loading doors



for further information, visit  
[railwaytriangle.co.uk](http://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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