

UNIT 1, 4, 5 & 6
MERLIN PARK
PORTSMOUTH PO3 5PR

**MODERN INDUSTRIAL/
WAREHOUSE UNITS TO LET**
8,189 – 49,934 SQ FT



**Vail
Williams**

**Lambert
Smith
Hampton**

DESCRIPTION

The subject units are located on Merlin Park, situated on the Airport Industrial Estate. The units were constructed in 2019 and were built to a high specification with first floor fitted offices. The units benefit from dedicated entrance lobbies with glass frontage, shower facilities on the ground floor, kitchenettes and surface level loading doors.

SPECIFICATION



2.8 MILES FROM J12,M27



BREEAM RATING VERY GOOD



MODERN FITTED FIRST FLOOR COMFORT COOLED OFFICES



KITCHENETTES AND WC'S WITH SHOWER FACILITIES



9M MINIMUM CLEAR INTERNAL HEIGHT



18M DEEP YARDS WITH CAR & MOTORCYCLE PARKING SPACES



FLOOR LOADING 37.5KN/M2






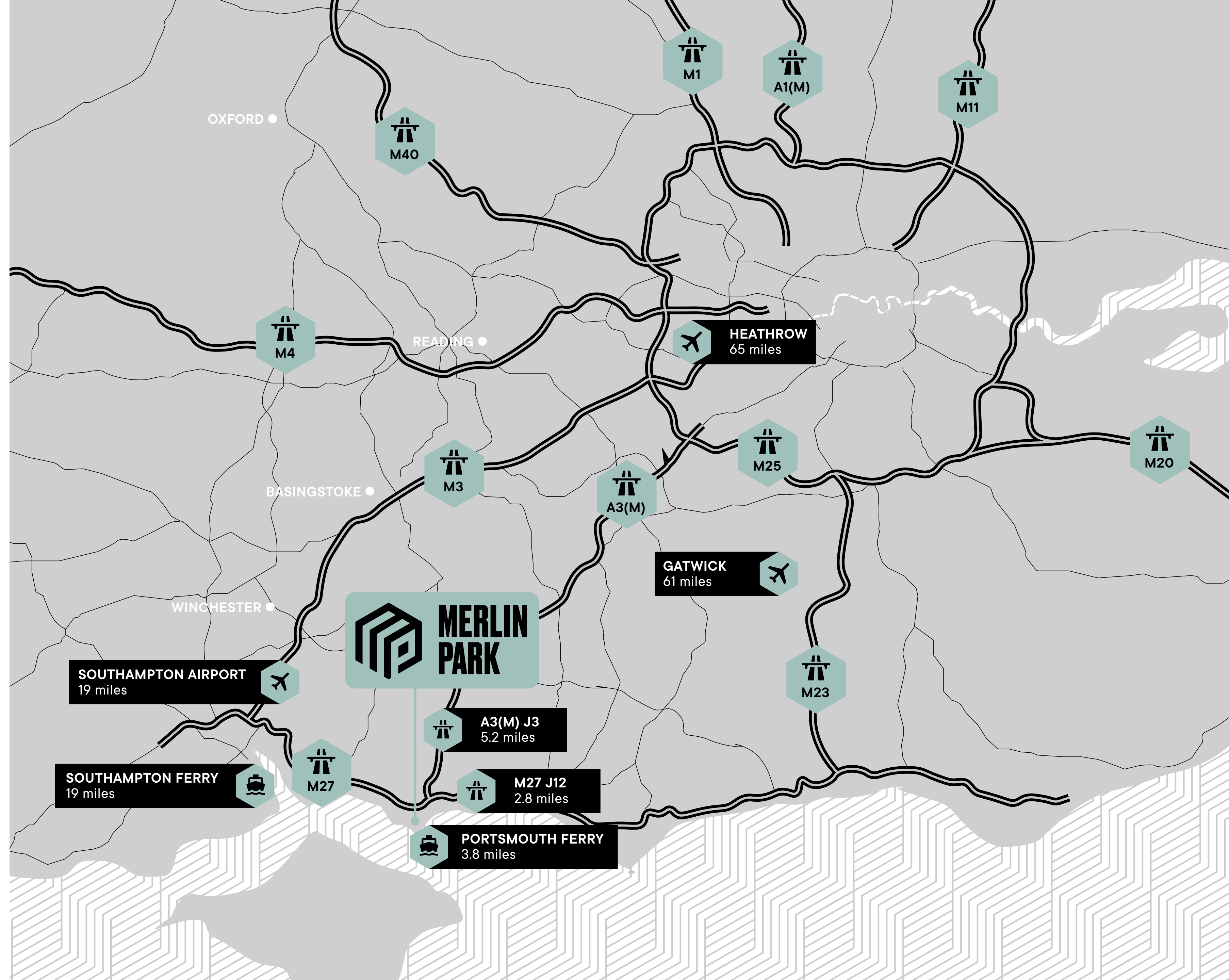
B1, B2, & B8 USERS



LOCATION

Merlin Park occupies a prominent location at the junction of Williams Road and Airport Service Road on the Airport Industrial Estate in Portsmouth. Its close proximity to the A2030 Eastern Road provides direct access to the A27 which has further links to the M27, A3(M) and the City Centre via the M275. The Continental Ferry Port and Naval Dockyard are both within 4 miles.

	Road		
	M27 (J12) & M275	2.8 miles	
	M27/M3 Intersection	20 miles	
	Port		
	Portsmouth Ferry Port	3.8 miles	
	Southampton Port	20 miles	
	Airport		
	Southampton Airport	19 miles	
	Gatwick Airport	61 miles	
	Heathrow Airport	65 miles	



LOCAL OCCUPIERS

Merlin Park

Portsmouth PO3 5PR



SMEG UK

GKN AEROSPACE

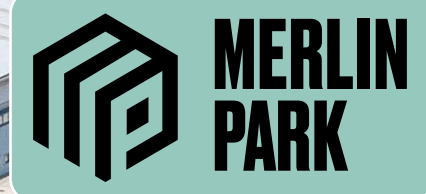
FUTURE COATINGS

TRAVIS PERKINS

VEOLIA UK

TP GROUP

WOODSIDE LOGISTICS



GALLERY



ACCOMODATION

Sustainability

- PV panels
- EV car charging
- Bream - VERY GOOD

EPC Ratings

Unit 1	B	(26)
Unit 4	A	(23)
Unit 5	A	(23)
Unit 6	A	(25)

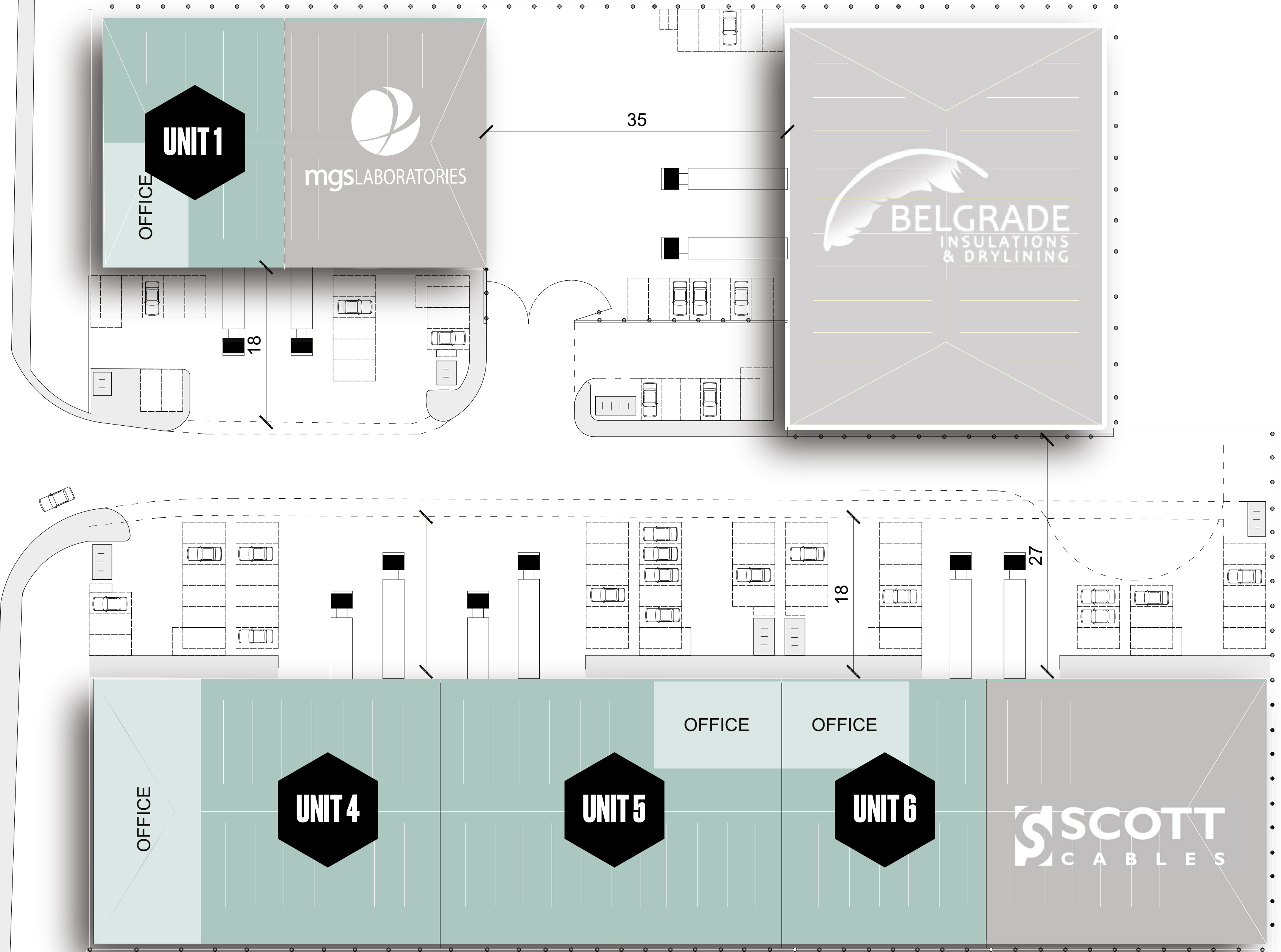
Unit 1	sq.m	sq.ft
Ground Floor	576.3	6,203
First Floor	184.7	1,988
Unit 1 Total	761	8,191

Unit 4	sq.m	sq.ft
Ground Floor	1,226	13,192
First Floor	332	3,569
Unit 4 Total	1,557	16,761

Unit 5	sq.m	sq.ft
Ground Floor	1,226.8	13,205
First Floor	180.4	1,942
Unit 5 Total	1,407.2	15,147

Unit 6	sq.m	sq.ft
Ground Floor	733	7,893
First Floor	180	1,942
Unit 6 Total	914	9,835

The premises have been measured on a gross external area basis, in accordance with the RICS Code of Measuring Practise (6th Edition).



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment.

**Lambert
Smith
Hampton**

 **Vail
Williams**

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VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rate information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The units are available to lease on an FRI basis on terms to be agreed. Rent on application.

MISREPRESENTATION

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