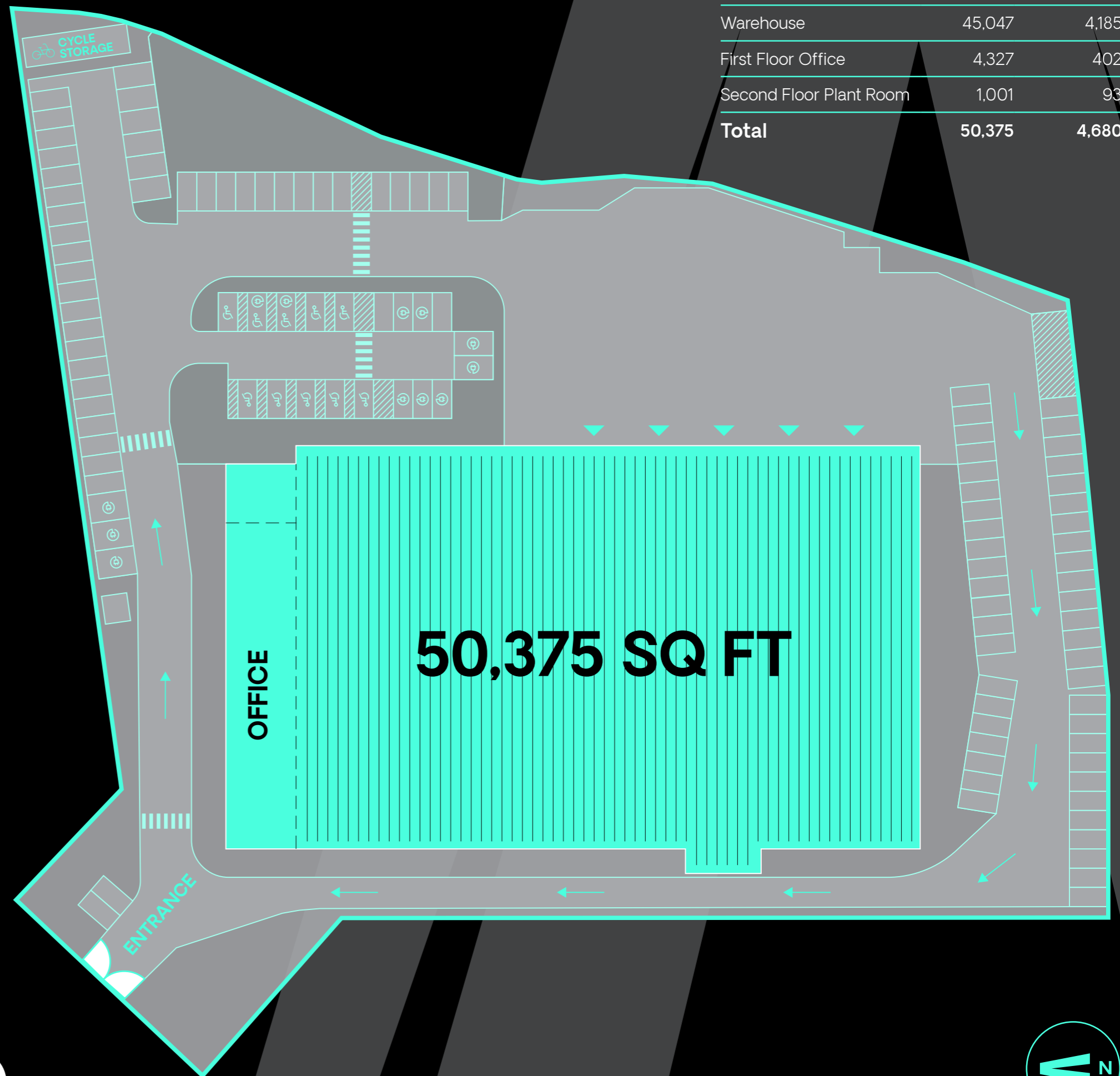














**50,375 SQ FT (4,680 SQ M)**  
LOGISTICS UNIT WITHIN SECURE SITE  
WITH IMMEDIATE ACCESS  
**TO J3 A3(M)**  
**UNDER REFURBISHMENT**  
**COMPLETING Q1 2024**

WATERBERRY DRIVE,  
WATERLOOVILLE, HAVANT,  
HAMPSHIRE, PO7 7UW

**ALPHA**

Area (GIA)	Sq Ft	Sq M
Warehouse	45,047	4,185
First Floor Office	4,327	402
Second Floor Plant Room	1,001	93
<b>Total</b>	<b>50,375</b>	<b>4,680</b>



-  5 Electric Level Loading Doors
-  112 Parking Spaces (Including 9 Disabled Spaces)
-  Target EPC B
-  6 Active Electric Charging Spaces (+ 6 Passive)
-  Ground And First Floor Offices
-  Cycle Storage
-  Shower Facilities
-  295 KVA
-  Kitchenette
-  Secure Site
-  7.5 m Eaves Height
-  PV Panels

# SELF CONTAINED



← M25 (J10) / M3 (J5)

M27 (J12) →

# IN GOOD COMPANY

Alpha Waterlooville, is a 50,375 sq ft self-contained logistics unit undergoing extensive refurbishment works. The building boasts a 277 kWp solar PV array which is provided free of charge to the tenant.

The unit is located on Waterbury Drive, strategically positioned within the business district of Waterlooville, a vibrant hub of commercial activity.

Immediate access to the A3 ensures convenient drive times to nearby towns and cities, facilitating seamless distribution and supply chain management, invaluable for businesses reliant on efficient transportation and timely deliveries.

One is able to drive to London via the M3 within 2 hours 30 minutes, whilst you can reach Southampton via the M27 in under 40 minutes and Portsmouth within 20 minutes via the A27.

Local amenities include a range of retail, restaurant and leisure outlets contributing to a thriving business ecosystem.

### Local Occupiers & Amenities:



Sainsbury's

SCREWFIX

HOWDENS



CrossFit

Crosby | SP

cemco



Ensinger

ASDA

A3(M)

J3

A3(M)

A3

Town Centre


Eltra Ave

Hambledon Rd

ALPHA

Waterberry Dr

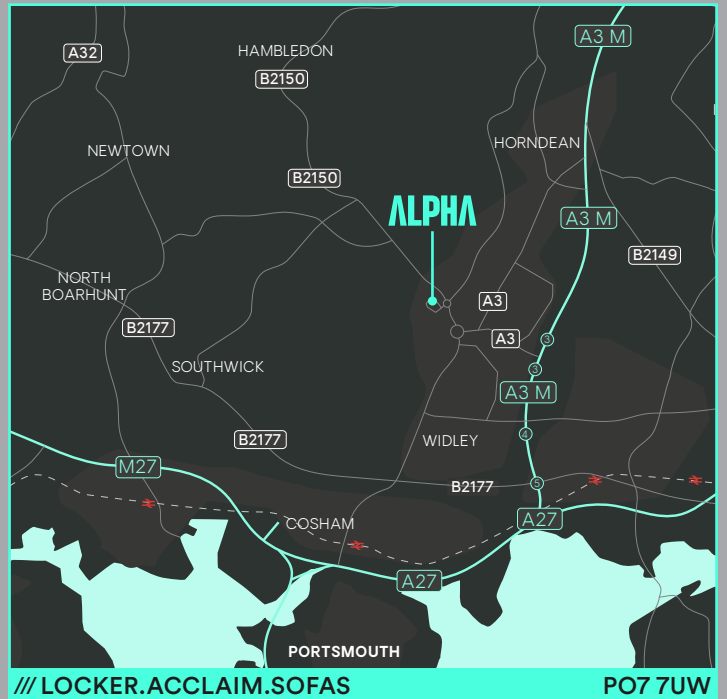
Strategically located with immediate access to the A3, Alpha Waterloovile offers seamless connectivity to key destinations such as London, Southampton and Portsmouth.

 Road	Miles
Junction 3 A3 (M)	2
A27	4
M27 (Junction 12)	7
M3 (Junction 5)	34
M25 (Junction 10)	45
M4 (Junction 11)	46
London	77

 Airports	Miles
Southampton	22
Heathrow	59
Heathrow Cargo Terminal	60
Gatwick	71

 Ports	Miles
Portsmouth	9
Southampton	26
Dover	134

\*Distance calculated on Google Maps




**Excellent transportation links, including proximity to the A3(M) and M27**



**Diverse workforce with skills and expertise in the logistics, manufacturing and engineering sectors**



**Local population of approximately 65,000 residents, offering a potential customer base and labor pool for logistics operations**

FOR FURTHER INFORMATION:



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