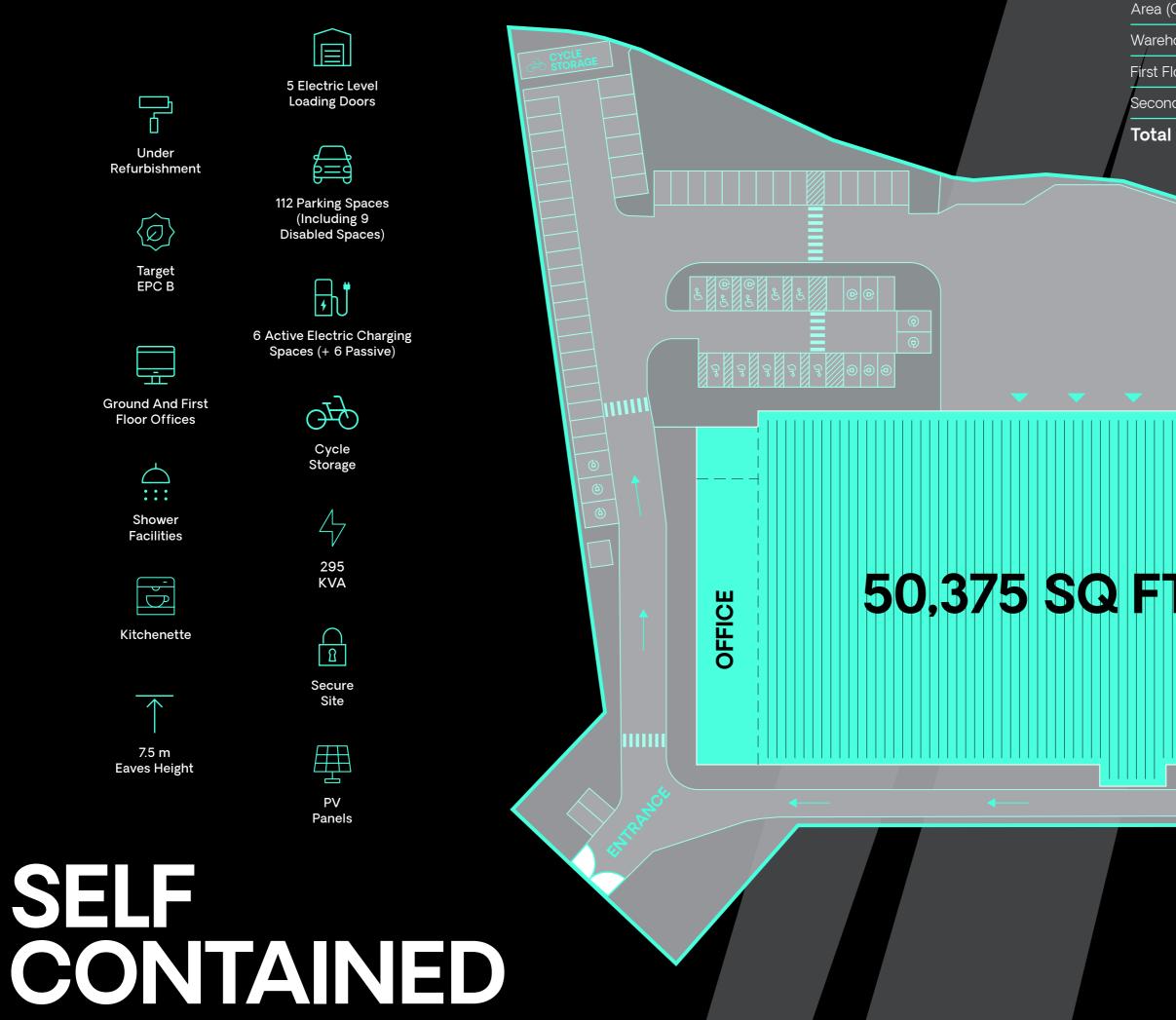
50,375 SQ FT (4,680 SQ M) LOGISTICS UNIT WITHIN SECURE SITE WITH IMMEDIATE ACCESS TO J3 A3(M) UNDER REFURBISHMENT COMPLETING Q1 2024

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

ALPHA



Area (GIA) Sq Ft Sq M Varehouse 45,047 4,185 Irst Floor Office 4,327 402 Jecond Floor Plant Room 1,001 93 Total 50,375 4,680			ЛГЬНУ
irst Floor Office 4,327 402 Becond Floor Plant Room 1,001 93 Fotal 50,375 4,680	area (GIA)	Sq Ft	Sq M
Becond Floor Plant Room 1,001 93 Total 50,375 4,680	Varehouse	45,047	4,185
Total 50,375 4,680	irst Floor Office	4,327	402
	Second Floor Plant Room	1,001	93
		50,375	4,680





M25 (J10) / M3 (J5)

A3(M)

Town Centre

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.



🖣 J3 🕨

A3

A3(M)

NLPHN

M27 (J12) > INGGOOD CONPANY

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.

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:



SCREVEIX

LOL

Grosby

HOWDENS

NISSAN

Sainsbury's



Ensinger oc

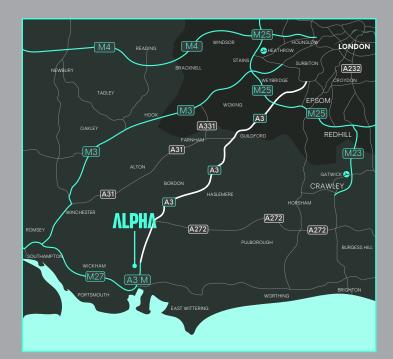


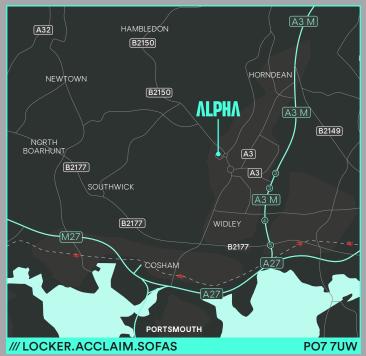
Strategically located with immediate access to the A3, Alpha Waterloovile offers seamless connectivity to key destinations such as London, Southampton and Portsmouth.

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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