

# SONAR

PORTSMOUTH

Limberline Road  
Portsmouth  
PO3 5JF

**7 BRAND NEW HIGH QUALITY  
INDUSTRIAL / LOGISTICS UNITS  
5,498 - 35,285 SQ FT  
AVAILABLE NOW**

[SONARPORTSMOUTH.CO.UK](http://SONARPORTSMOUTH.CO.UK)



WRENBRIDGE

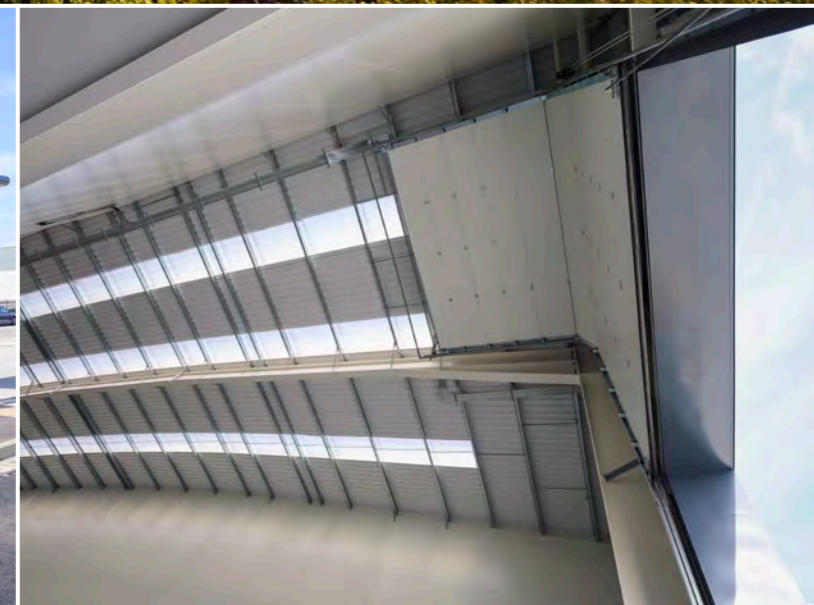
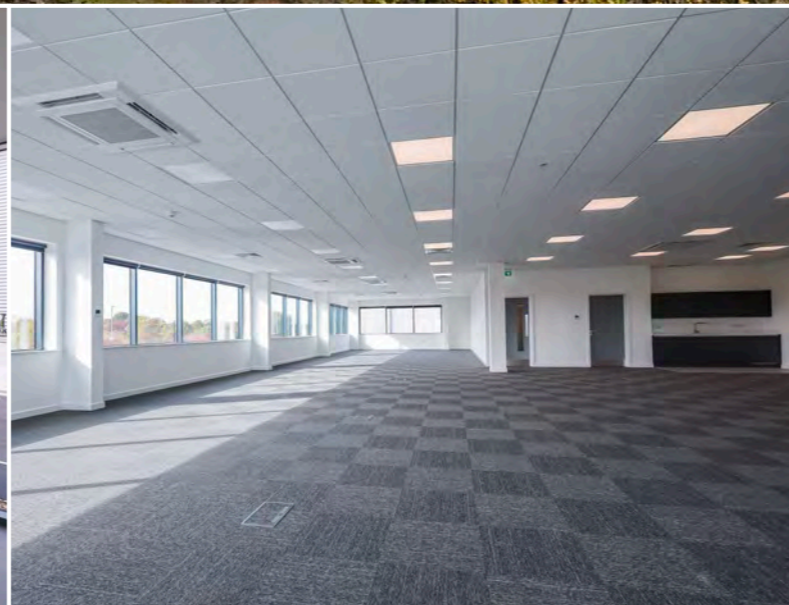


FIERA  
REAL ESTATE

# BEST NEW LOGISTICS DEVELOPMENT DETECTED

Sonar, Portsmouth is a brand new industrial / warehouse development offering best in class space to the south coast with the ability to combine units.

The site is located in the heart of Hilsea, adjacent to Hilsea Rail Station and moments from the M27, accessible via Norway Road to the east and west.



# POSITIONED TO DELIVER



- 01 Airbus Defence and Space
- 02 BAE Systems Broad Oak
- 03 City of Portsmouth College
- 04 Constant Fitness
- 05 Contract Candles & Diffusers
- 06 Covers Timber & Builders Merchants
- 07 CTS Europe
- 08 Europcar
- 09 Evans Halshaw
- 10 Ferryspeed Ltd
- 11 Greggs
- 12 Jetts 24hr Gym
- 13 Lakeside North Harbour
- 14 Lidl
- 15 Limberline Industrial Estate
- 16 McDonald's
- 17 Morrisons
- 18 Pall Manufacturing UK
- 19 Palletways at Ferryspeed
- 20 Porsche
- 21 Portsmouth Junior Rugby Club
- 22 Railway Triangle Industrial Estate
- 23 Screwfix
- 24 Starbucks
- 25 Tekstone UK
- 26 Toby Carvery
- 27 Urban Island Brewing Co.
- 28 Waitrose

← Southampton  
18 miles • 32 minutes

A3 (M) >  
4 miles • 9 minutes  
Brighton  
48 miles • 94 minutes

**SONAR**

Cosham Rail Station

Hilsea Rail Station

M27

A27

13

24

20

16

11

03

22

04

27

10

07

14

15

19

26

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18

01

02

21

06

05

23

17

# TARGET YOUR SPACE

Sonar comprises high quality, highly sustainable industrial / logistics buildings designed to suit a range of storage, distribution and manufacturing uses, and offers a new destination for businesses to excel. The units benefit from up to 12m clear internal access, 50kN / sq m floor loading, level access loading doors, photovoltaic panels, EV charging and roof lights.

LIMBERLINE ROAD



NORWAY ROAD

UNIT 1	sq m	sq ft
Ground floor	1,351	14,544
First floor office	223	2,398
<b>TOTAL</b>	<b>1,574</b>	<b>16,942</b>

Eaves height 10m  
Parking spaces 13

UNIT 2	sq m	sq ft
Ground floor	1,038	11,177
First floor office	174	1,873
<b>TOTAL</b>	<b>1,212</b>	<b>13,050</b>

Eaves height 10m  
Parking spaces 12

UNIT 3	sq m	sq ft
Ground floor	1,057	11,381
First floor office	174	1,873
<b>TOTAL</b>	<b>1,231</b>	<b>13,254</b>

Eaves height 10m  
Parking spaces 12

UNIT 4	sq m	sq ft
Ground floor	1,489	16,026
First floor office	221	2,381
<b>TOTAL</b>	<b>1,710</b>	<b>18,407</b>

Eaves height 10m  
Parking spaces 21

UNIT 5	sq m	sq ft
Ground floor	372	4,006
First Floor Mezzanine	38	404
First floor office	101	1,088
<b>TOTAL</b>	<b>511</b>	<b>5,498</b>

Eaves height 8m  
Parking spaces 6

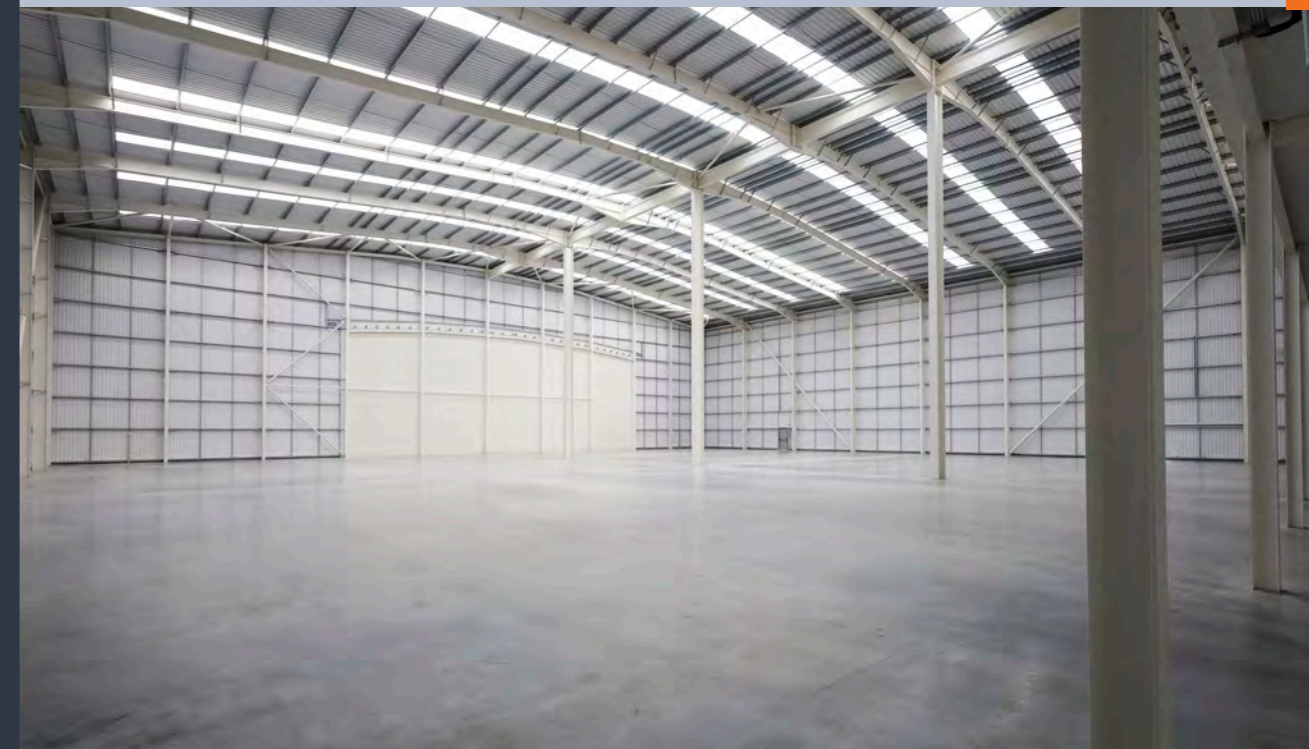
UNIT 6	sq m	sq ft
Ground floor	675	7,265
First floor office	136	1,461
<b>TOTAL</b>	<b>811</b>	<b>8,726</b>

Eaves height 8m  
Parking spaces 7

UNIT 7	sq m	sq ft
Ground floor	2,892	31,134
First floor office	386	4,151
<b>TOTAL</b>	<b>3,278</b>	<b>35,285</b>

Eaves height 12m  
Parking spaces 31

All areas are approximate and provided off plan on a Gross External basis. Buildings will be subject to measurement upon completion.



SONAR OFFERS A SUITE OF FLEXIBLE UNITS,  
BUILT TO ACCELERATE YOUR BUSINESS.

# CUTTING EDGE SPECIFICATION

The scheme has achieved BREEM excellent and EPC A ratings, and offers CO<sub>2</sub> efficiency, heating and cooling systems, water saving points and fittings, as well as PV panels and EV charging points.



1MVA POWER  
SECURED FOR THE  
DEVELOPMENT



EPC A RATING



BREEM  
EXCELLENT



SOLAR PVS



CAR  
CHARGING  
POINTS



CYCLE PARKING



BNG POSITIVE



SHOWER  
FACILITIES

# HIGHLY SKILLED WORKFORCE



DEVELOPED WITH STAFF  
WELFARE AT THE HEART  
OF THE PARK

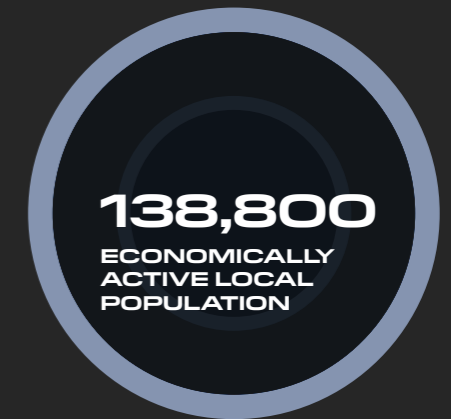
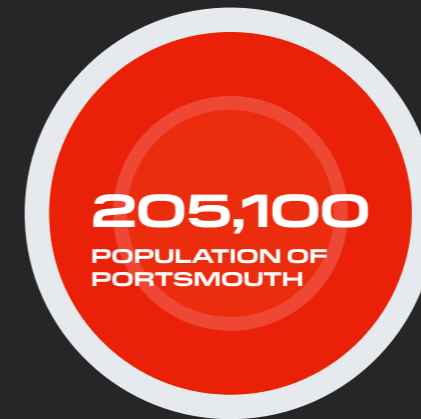
- Landscaped spaces
- Outdoor seating
- Secure bicycle parking spaces
- Shower facilities



PORTSMOUTH IS THE MOST  
DENSELY POPULATED CITY IN  
THE UK OUTSIDE OF LONDON.



SONAR



# UNRIVALLED CONNECTIVITY

BY ROAD	Miles	Time
Portsmouth City Centre	3.3	10 mins
Chichester	15	20 mins
Petersfield	16	18 mins
Southampton	23	28 mins
Guildford	42	45 mins
Farnborough	48	50 mins
Bournemouth	52	50 mins
Brighton	54	1 hr
Crawley	55	1 hr 5 mins
London	72	1 hr 25 mins
Bristol	120	2 hours
Dover	136	2 hrs 10 mins

BY RAIL	Time
Hilsea	1 min walk
Portsmouth & Southsea	5 mins
Havant	10 mins
Petersfield	22 mins
Godalming	49 mins
Guildford	51 mins
Woking	1hr 10 mins
London Waterloo	1 hrs 40 mins

BY AIR	Miles	Time
Southampton	18	20 mins
Farnborough	49	55 mins
Gatwick	62	1 hr 5 mins
Heathrow	69	1 hr 15 mins



[View on Google Maps](#)

Postcode: PO3 5JF · What3Words ///corner.sits.ladder



**CONNECT WITH SONAR**  
SONARPORTSMOUTH.CO.UK

Wrenbridge are an award winning, market leading developer, operating in the UK for 30 years, and have a current portfolio Gross Development Value of £1.5 billion across 26 live projects with 4 million sq ft within the existing development pipeline.

Fiera Real Estate are the funding partner to Sonar and have been delivering best in class developments with Wrenbridge since inception in 1993.



WRENBRIDGE



FIERA  
REAL ESTATE

# ON THE PULSE DEVELOPER



< A3(M)

M27

SONAR

Hilsea Rail Station



**CONNECT WITH SONAR**  
SONARPORTSMOUTH.CO.UK



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 **WRENBRIDGE**

 **FIERA  
REAL ESTATE**

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