

UNIT B TO LET

106,498ft²
(9,894 m²)



**UNDER REDEVELOPMENT
(PLANNING APPROVED)**

HEADQUARTERS / INDUSTRIAL WAREHOUSE UNIT

LOCATED WITHIN CLOSE PROXIMITY TO M27 CORRIDOR AND A3(M) TO LONDON
BREEAM EXCELLENT & EPC A TARGETED

WALTON ROAD
PORTSMOUTH PO6 1TS

CGI image

Detached Modern Warehouse with Grade A Ancillary Office Accommodation Arranged Over the First and Second Floors with an Undercroft Area



Targeting EPC A, BREEAM Excellent and Fitwel Enabled



Compliant with the Latest Part L of the Building Regulations



Power Supply: 2.1 MVA



Height to Underside of Haunch: 12 m



PV Panels



Floor Loading: 50 kN/sq m



32 Active EV Charging Spaces, with a 7kw Power Supply*



4 Level Loading Doors, 6 Dock Loading Doors and 2 Euro Dock Level Doors



Enhanced Landscaping



LED Lighting



Insulated External Doors



VRF Heating System for Offices



Leak Detection Technology



Cycle Storage Facilities



100 Car Parking Spaces and 6 Disabled Car Parking spaces



Yard Depths: 43 m to 47 m



UNIT B

DESCRIPTION

Unit B will comprise a new build, sustainable detached industrial/warehouse of steel portal frame construction. The unit is under redevelopment, with planning approved.

ACCOMMODATION

On completion, the accommodation will be measured on a gross external basis and comprises of the following:

	m ²	ft ²
Ground Floor Warehouse (incl. Undercroft)	9,187	98,888
1st Floor - Office	341	3,670
2nd Floor - Office	366	3,939
Total	9,894	106,498



USE CLASSES

- E(g)(i)
- E(g)(ii)
- E(g)(iii)
- B2
- B8

for further information, visit
railwaytriangle.co.uk



WALTON ROAD
PORTSMOUTH PO6 1TS

PRIME LOCATION

ACCESS TO A3(M), M27 & A27



PO6 1TS

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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.



LONDON
70 MILES

LONDON
1 hr, 20 min
(via Havant)

UNIT B

M27/A27

PORTSMOUTH
4.2 MILES

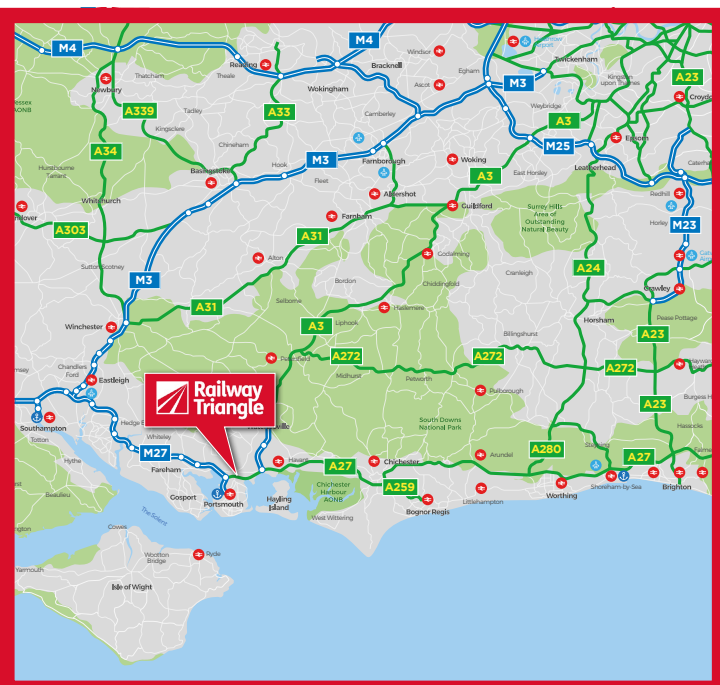
SOUTHAMPTON
20 MILES

SOUTHAMPTON
28 min
(from Cosham)

MANAGEMENT OFFICE



WALTON ROAD
PORTSMOUTH PO6 1TS



VIEWING & FURTHER INFORMATION

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TRAVEL

	Access to A27, A3 (M) / M27	1 mile
	Southampton Docks	20 miles
	London	70 miles
	Southampton (from Cosham)	28 min
	London Waterloo (via Havant)	1 hr, 28 min
	Southampton Airport	20 miles
	Heathrow Airport	60 miles
	Gatwick Airport	70 miles



**WALTON ROAD
 PORTSMOUTH PO6 1TS**

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