

voyager park

PORTFIELD ROAD ■ PORTSMOUTH ■ PO3 5FL

CANMOOR



Modern Industrial / Warehouse Units 3,912 - 10,993 sq ft **TO LET**

- Established industrial location
- 7.5M eaves height
- Large dedicated loading yard
- 30kN/m² floor loading
- 24 hour monitored CCTV
- Ability to create secure yard

PORTSMOUTH

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SPECIFICATION



POTENTIAL LARGE DEDICATED LOADING YARD



7.5M CLEAR INTERNAL HEIGHT



30 KN/M² FLOOR LOADING



24 HOUR MONITORED CCTV



ALLOCATED CAR PARKING SPACES

PORTSMOUTH



ACCOMMODATION

The units have been built to a high specification and incorporate fitted offices with excellent natural light and staff welfare facilities.

The buildings benefit from independent customer and staff access points with allocated car parking spaces. The loading and car park areas can be fenced in subject to prior approval of the Landlord.

Units (GIA)	sq ft	sq m
E5	7,081	657.9
E10	3,912	363.3
Total	10,993	1,021.2

*Units E5 and E10 can be combined - 10,993 sq ft

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LOCATION

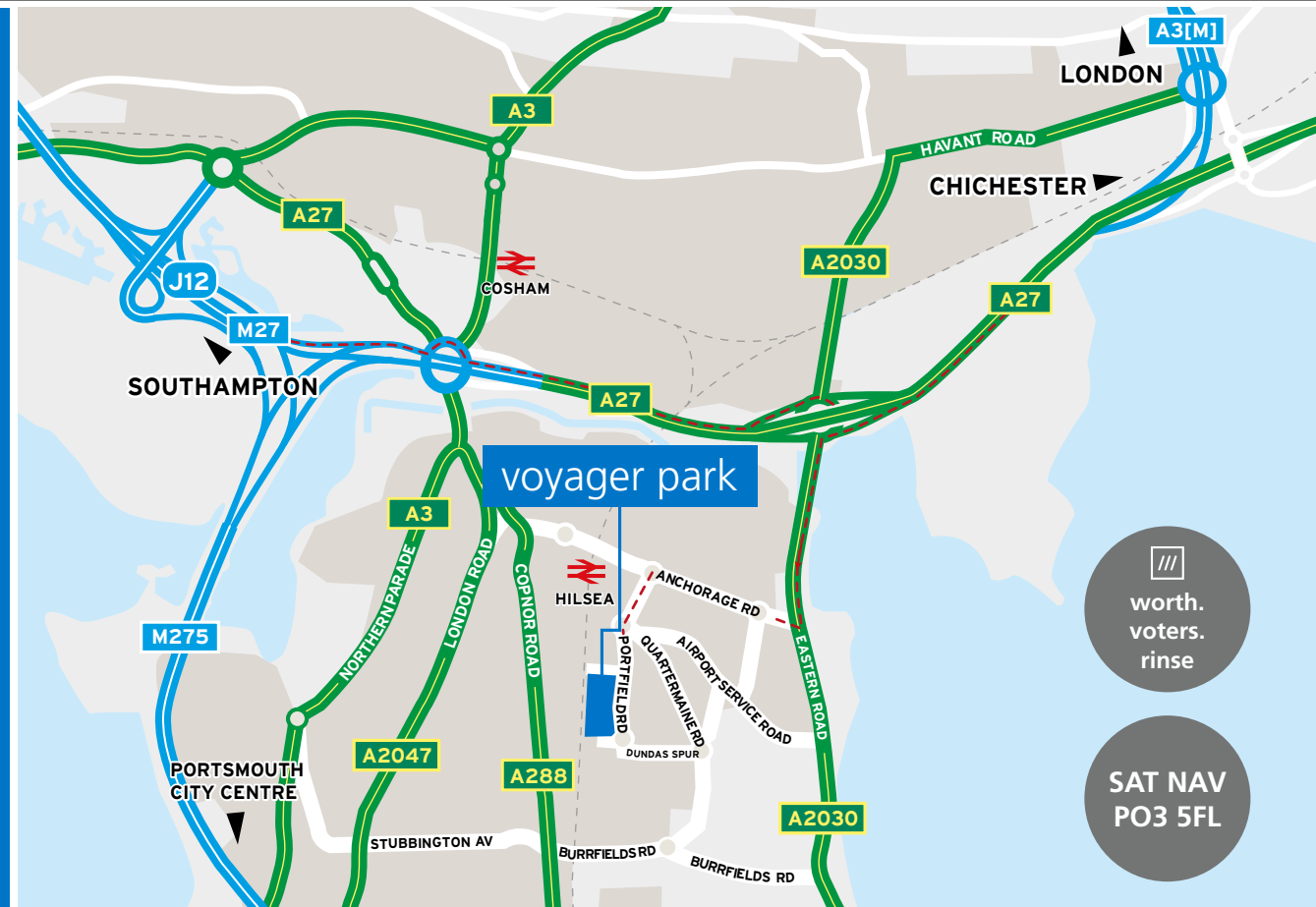
Voyager Park is located on Portfield Road and forms part of the established Airport Industrial Estate in Hilsea, North Portsmouth. The Park benefits from good access to the A27 trunk road at the Farlington Intersection, via Eastern Road (A2030) and is within a close proximity of a range of amenities, which include Hilsea Railway Station and retail facilities at Ocean Retail Park and Morrisons Supermarket.

ROAD	miles	AIR	miles
M27 J12	2	Southampton	20
Southampton	20	Gatwick	55
London	68	Heathrow	60

RAIL	mins	SEA	miles
Guildford	60	Portsmouth Ferry Port	3
London Waterloo	102	Southampton Docks	21

TERMS

A new FRI lease on flexible lease term is available.



FURTHER INFORMATION

For more information and a full proposal, please contact:

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