

UNITS

# TO LET

2,006 - 10,806 ft<sup>2</sup>

(186.3 - 1,004 m<sup>2</sup>)



A11 A10

G1

G4

**INDUSTRIAL UNITS  
WITH OFFICES  
AND PARKING**

**LOCATED WITHIN CLOSE  
PROXIMITY TO M27 CORRIDOR  
AND A3(M) TO LONDON**

WALTON ROAD  
PORTSMOUTH PO6 1TS

# PRIME LOCATION

The 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.



ACCESS TO  
A3(M), M27  
& A27



AMPLE  
LOADING &  
PARKING



24HR  
ON-SITE  
SECURITY



DEFIBRILLATOR



EV CHARGING  
POINTS



CYCLE  
SPACES



WALTON ROAD  
PORTSMOUTH PO6 1TS

5,405 ft<sup>2</sup> (502.1 m<sup>2</sup>)

UNIT  
**A10**

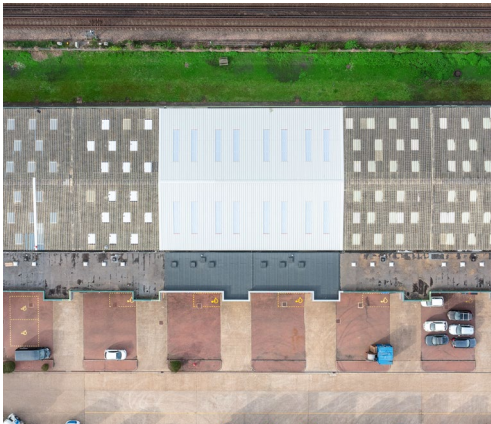
FULLY REFURBISHED WITH NEW ROOFS



5,401 ft<sup>2</sup> (501.8 m<sup>2</sup>)

UNIT  
**A11**

FULLY REFURBISHED WITH NEW ROOFS



Unit A10	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	4,253	395.1
Ground Floor Office	550	51.1
First Floor Office	602	55.9
<b>Total</b>	<b>5,405</b>	<b>502.1</b>

Units A10 & A11 can be combined, totalling **10,806 ft<sup>2</sup>** (1,004 m<sup>2</sup>)



Unit A11	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	4,255	395.3
Ground Floor Office	545	50.6
First Floor Office	601	55.8
<b>Total</b>	<b>5,401</b>	<b>501.8</b>

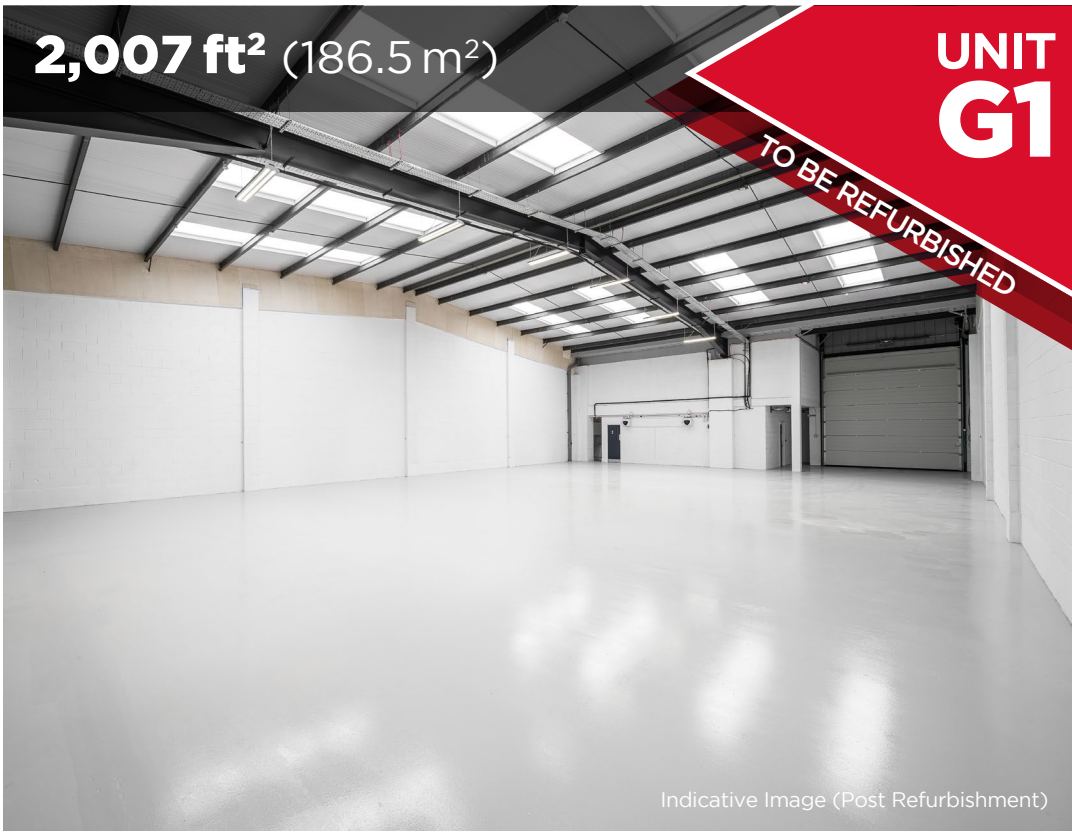
Units 10 & 11 can be combined, totalling **10,806 ft<sup>2</sup>** (1,004 m<sup>2</sup>)



2,007 ft<sup>2</sup> (186.5 m<sup>2</sup>)

UNIT  
G1

TO BE REFURBISHED



Indicative Image (Post Refurbishment)

2,006 ft<sup>2</sup> (186.3 m<sup>2</sup>)

UNIT  
G4

TO BE REFURBISHED



Indicative Image (Post Refurbishment)

Unit G1	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	1,734	161.1
Ground Floor Office	273	25.4
<b>Total</b>	<b>2,007</b>	<b>186.5</b>

Available **August 2024**

Unit G4	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	1,730	160.7
Ground Floor Office	276	25.6
<b>Total</b>	<b>2,006</b>	<b>186.3</b>

Available **October 2024**



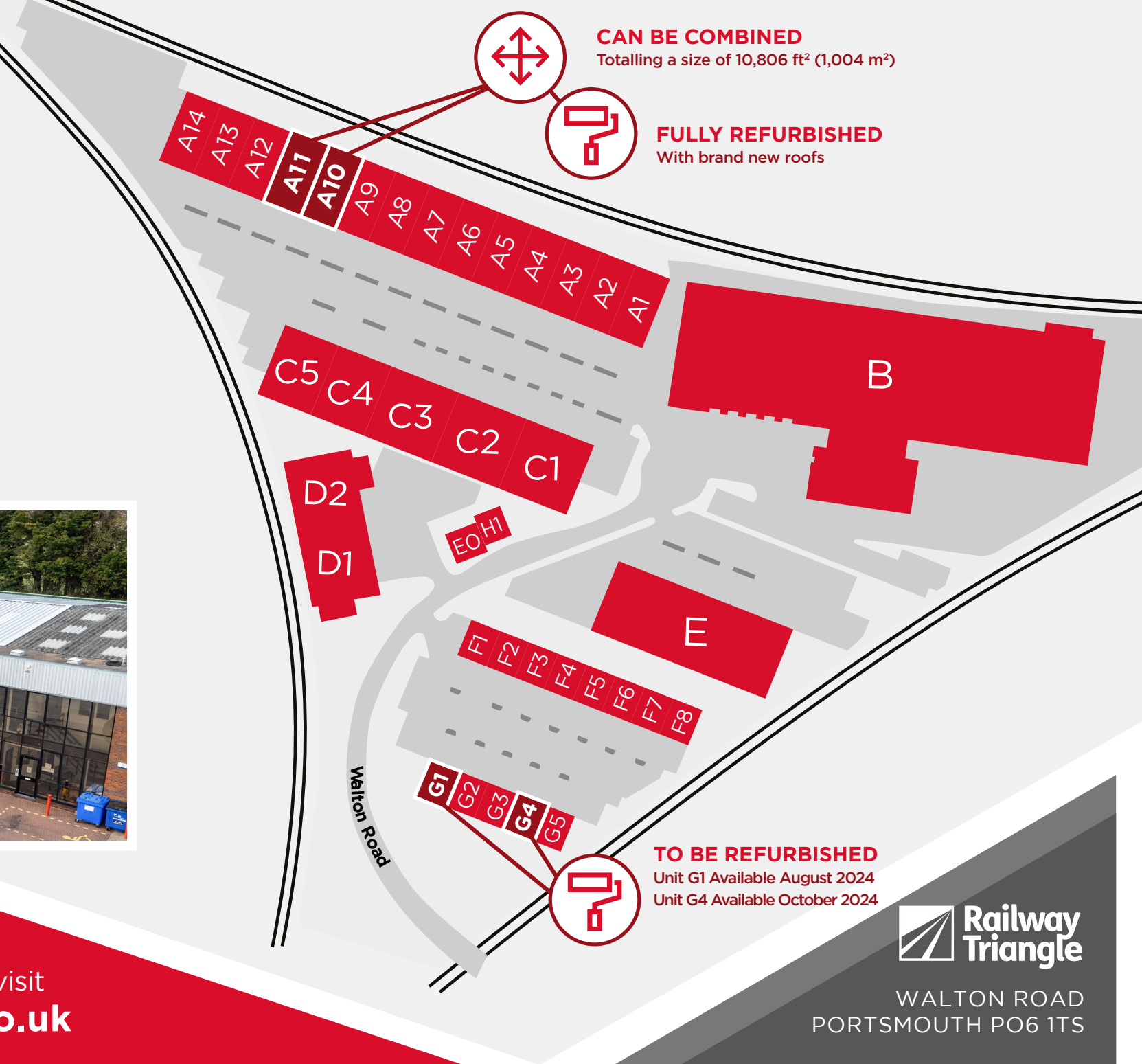
## SPECIFICATIONS

The units comprise of refurbished self-contained mid terrace units of steel portal frame construction with the benefit of ground floor offices and up and over loading door with loading canopy.

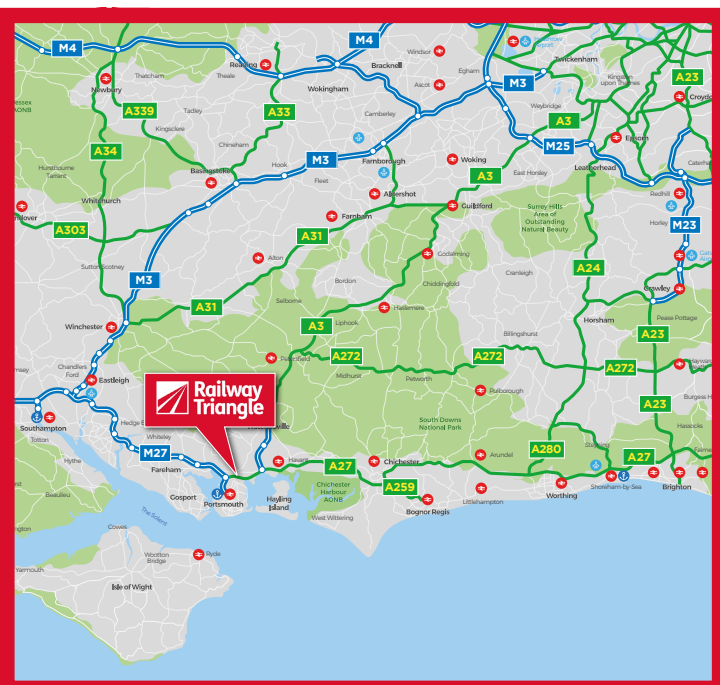
- Brand new roofs (units A10 & A11)
- First floor offices (units A10 & A11)
- Mains electricity, water and drainage
- 3 phase electricity
- Air conditioning to office space
- Kitchen facility
- Minimum 5 car parking spaces
- On site security
- LED lighting
- Electric loading doors



for further information, visit  
[railwaytriangle.co.uk](http://railwaytriangle.co.uk)



WALTON ROAD  
PORTSMOUTH PO6 1TS



**VIEWING & FURTHER INFORMATION**

**Vail Williams**  
023 9220 3200

**Lambert Smith Hampton**  
01489 579579  
www.lsh.co.uk

**Alex Gauntlett**  
07584 657 826  
agauntlett@vailwilliams.com

**Elise Evans**  
07703 393 120  
eevans@lsh.co.uk

**Russell Mogridge**  
07815 737 175  
rmogridge@vailwilliams.com

**George Cook**  
07596 578 707  
gcook@lsh.co.uk

**TRAVEL**

A3 (M) / M27	1 mile
Portsmouth International Port	4.5 miles
Southampton	20 miles
London	70 miles
Southampton	59 minutes
London	2 hours



**WALTON ROAD  
PORTSMOUTH PO6 1TS**

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