

SONAR

PORTSMOUTH

Limberline Road
Portsmouth
PO3 5JF

UNIT 7

**35,285 SQ FT OF HIGH QUALITY
INDUSTRIAL / LOGISTICS SPACE
WITH SECURE YARD
AVAILABLE NOW**



SONARPORTSMOUTH.CO.UK



WRENBRIDGE



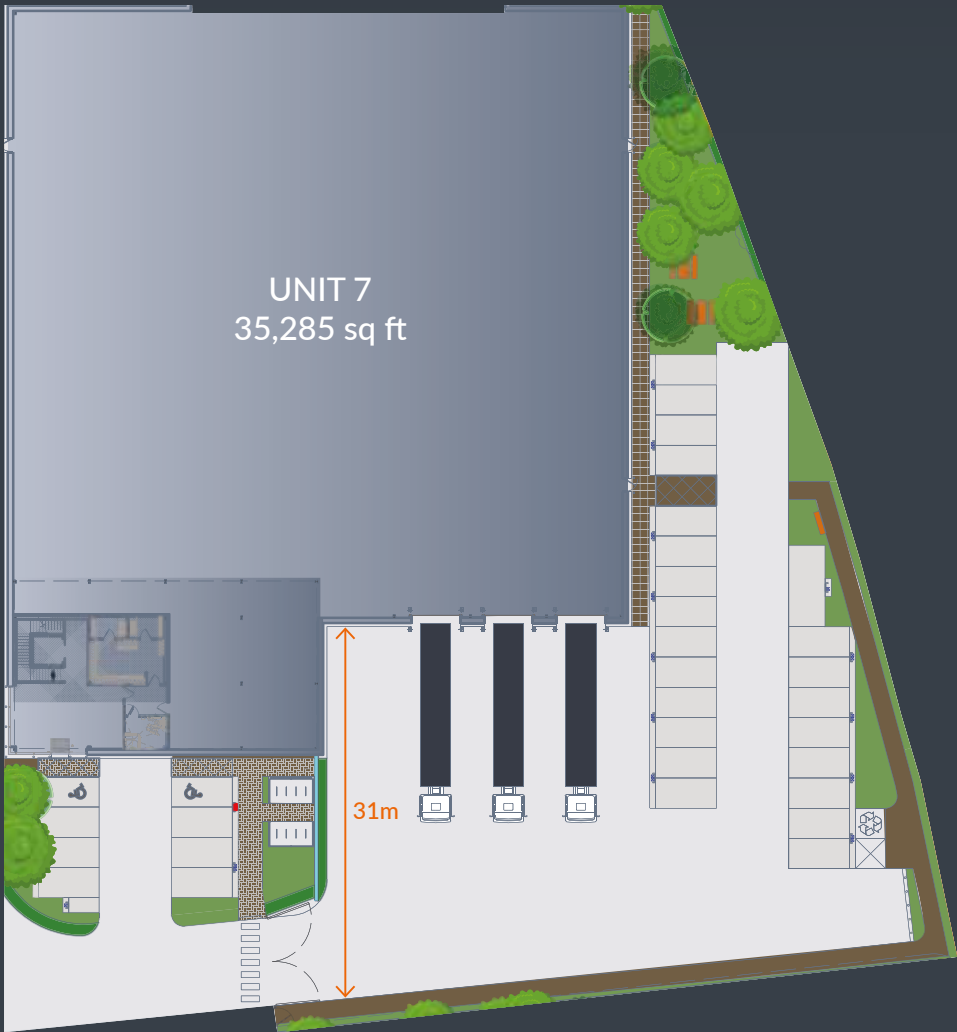
FIERA
REAL ESTATE

TARGET YOUR SPACE

Unit 7 comprises 35,285 sq ft of best in class industrial / logistics space, achieving both EPC A and BREEAM excellent ratings, Sonar has been built to accelerate your business.

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

Eaves height 12m
Parking spaces 31
280KVA Power Supply



NORWAY ROAD



SECURE YARD



EPC A RATING



BREEAM
EXCELLENT



SOLAR PVS



CAR
CHARGING
POINTS



CYCLE PARKING



BNG POSITIVE

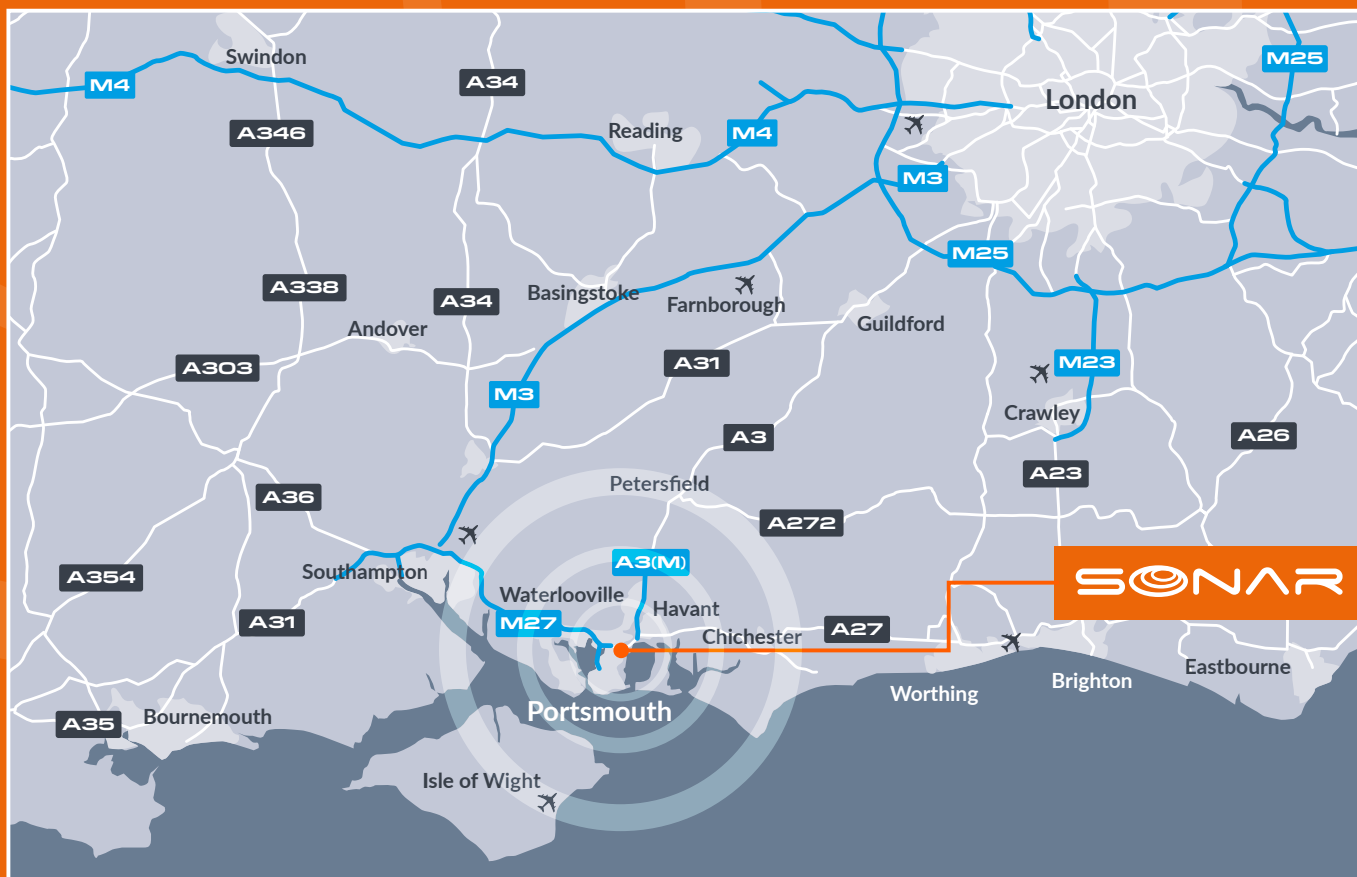


SHOWER
FACILITIES



UNIT 7
35,285 SQ FT
AVAILABLE NOW





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

CBRE

Vail Williams

Nick Tutton
nicholas.tutton@cbre.com
07887 563264

Russell Mogridge
rmogridge@vailwilliams.com
07815 737175

Oliver Sherriff
oliver.sherriff@cbre.com
07919 392004

Alex Gauntlett
agauntlett@vailwilliams.com
07584 657826

CONNECT WITH SONAR
SONARPORTSMOUTH.CO.UK



WRENBRIDGE



**FIERA
REAL ESTATE**

Conditions under which particulars are issued: CBRE & Vail Williams for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of CBRE & Vail Williams has any authority to make or give any representation or warranty whatever in relation to this property. VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. J017756 03 25 tasseldesign.co.uk