

# UNIT B TO LET

106,498ft<sup>2</sup>  
(9,894 m<sup>2</sup>)



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



## USE CLASSES

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

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



WALTON ROAD  
PORTSMOUTH PO6 1TS

# PRIME LOCATION

ACCESS TO A3(M), M27 & A27



PO6 1TS

/// [what3words.com/late.form.define](http://what3words.com/late.form.define)

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

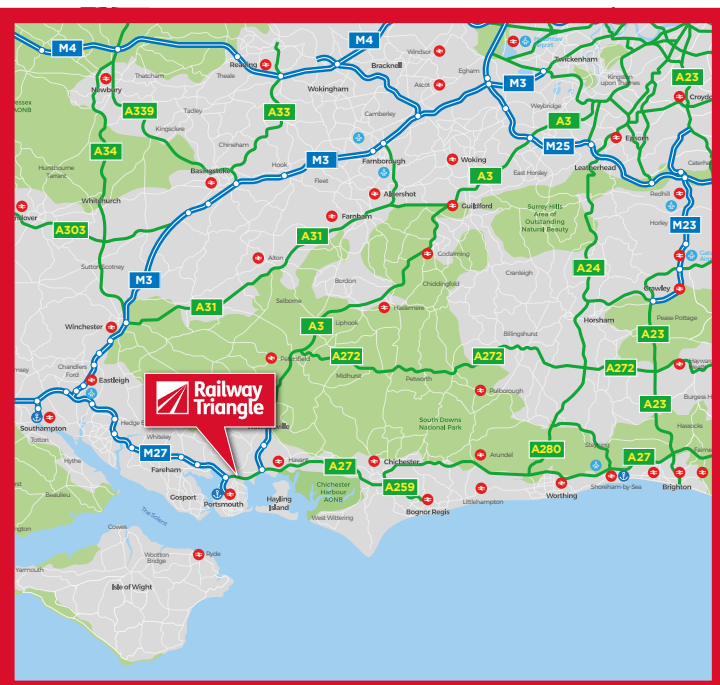
SOUTHAMPTON  
20 MILES

SOUTHAMPTON  
28 min  
(from Cosham)

MANAGEMENT OFFICE



WALTON ROAD  
PORTSMOUTH PO6 1TS



**VIEWING & FURTHER INFORMATION**

**Vail Williams**  
**02392 203 200**  
[vailwilliams.com](http://vailwilliams.com)

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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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