

UNITS

# TO LET

5,401 - 10,806 ft<sup>2</sup>

(501.8 - 1,004 m<sup>2</sup>)



A11 A10

TO BE REFURBISHED  
(AVAILABLE JAN 2024)

INDUSTRIAL UNITS  
WITH FIRST FLOOR  
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**

TO BE REFURBISHED



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

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

UNIT  
**A11**

TO BE REFURBISHED



	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>)

indicative internal refurbishment

## SPECIFICATIONS

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

- To be refurbished (Available January 2024)
- Mains electricity, water and drainage
- 3 phase electricity
- Air conditioning to office spac
- Kitchen facility
- Minimum 10 car parking spaces
- On site security
- LED lighting
- Electric loading doors



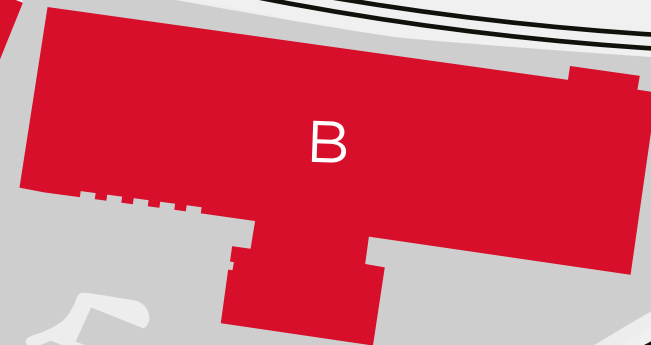
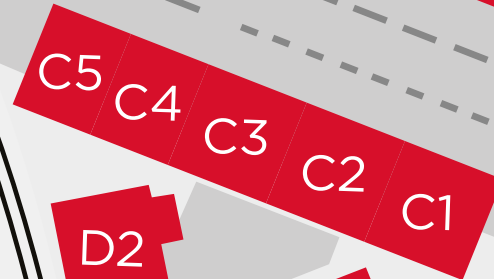
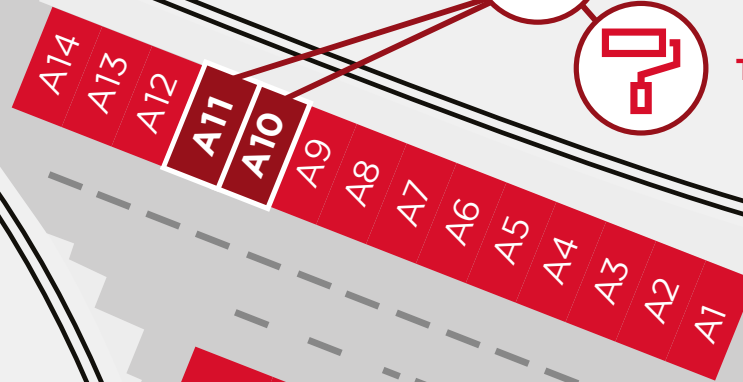
for further information, visit  
[railwaytriangle.co.uk](http://railwaytriangle.co.uk)



**CAN BE COMBINED**  
totalling a size of 10,806 ft<sup>2</sup> (1,004 m<sup>2</sup>)



**TO BE REFURBISHED**



Walton Road



WALTON ROAD  
PORTSMOUTH PO6 1TS



**VIEWING & FURTHER INFORMATION**

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**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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