

SONAR

PORTSMOUTH

Limberline Road
Portsmouth
PO3 5JF

**7 BRAND NEW HIGH QUALITY
INDUSTRIAL / LOGISTICS UNITS
5,479 - 35,220 SQ FT
AVAILABLE SUMMER 2024**



BEST NEW LOGISTICS DEVELOPMENT DETECTED

Sonar, Portsmouth is a brand new industrial / warehouse development offering best in class space to the south coast with the ability to combine units.

The site is located in the heart of Hilsea, adjacent to Hilsea Rail Station and moments from the M27, accessible via Norway Road to the east and west.



SONAR

POSITIONED TO DELIVER



13

← Southampton
18 miles · 32 minutes

24

20

M27

16

11

Cosham Rail Station

03

A27

04

27

10

- 01 Airbus Defence and Space
- 02 BAE Systems Broad Oak
- 03 City of Portsmouth College
- 04 Constant Fitness
- 05 Contract Candles & Diffusers
- 06 Covers Timber & Builders Merchants
- 07 CTS Europe
- 08 Europcar
- 09 Evans Halshaw
- 10 Ferryspeed Ltd
- 11 Greggs
- 12 Jetts 24hr Gym
- 13 Lakeside North Harbour
- 14 Lidl
- 15 Limberline Industrial Estate
- 16 McDonald's
- 17 Morrisons
- 18 Pall Manufacturing UK
- 19 Palletways at Ferryspeed
- 20 Porsche
- 21 Portsmouth Junior Rugby Club
- 22 Railway Triangle Industrial Estate
- 23 Screwfix
- 24 Starbucks
- 25 Tekstone UK
- 26 Toby Carvery
- 27 Urban Island Brewing Co.
- 28 Waitrose

22

A3 (M) >
4 miles · 9 minutes
Brighton
48 miles · 94 minutes

28 >>

18 >>

00

14

26

08

09

25

SONAR

06

07

15

19

02

01 >>

12 >>

17 >>

21

Hilsea Rail Station

05

23 >>

TARGET YOUR SPACE

Sonar comprises high quality, highly sustainable industrial / logistics buildings designed to suit a range of storage, distribution and manufacturing uses, and offers a new destination for businesses to excel. The units will benefit from up to 12m clear internal access, 50kN / sq m floor loading, level access loading doors, photovoltaic panels, EV charging and roof lights.

LIMBERLINE ROAD



NORWAY ROAD

UNIT 1	sq m	sq ft
Ground floor	1,349	14,521
First floor office	220	2,368
TOTAL	1,569	16,889

Eaves height 10m
Parking spaces 13

UNIT 2	sq m	sq ft
Ground floor	1,038	11,173
First floor office	169	1,819
TOTAL	1,207	12,992

Eaves height 10m
Parking spaces 12

UNIT 3	sq m	sq ft
Ground floor	1,057	11,378
First floor office	175	1,884
TOTAL	1,232	13,261

Eaves height 10m
Parking spaces 12

UNIT 4	sq m	sq ft
Ground floor	1,488	16,017
First floor office	220	2,368
TOTAL	1,708	18,385

Eaves height 10m
Parking spaces 21

UNIT 5	sq m	sq ft
Ground floor	372	4,004
First floor mezzanine	41	441
First floor office	96	1,033
TOTAL	509	5,479

Eaves height 8m
Parking spaces 6

UNIT 6	sq m	sq ft
Ground floor	674	7,255
First floor office	133	1,432
TOTAL	807	8,687

Eaves height 8m
Parking spaces 7

UNIT 7	sq m	sq ft
Ground floor	2,891	31,119
First floor office	381	4,101
TOTAL	3,272	35,220

Eaves height 12m
Parking spaces 31

All areas are approximate and provided off plan on a Gross External basis. Buildings will be subject to measurement upon completion.



Indicative internal finish of a Wrenbridge development.

SONAR OFFERS A SUITE OF FLEXIBLE UNITS,
BUILT TO ACCELERATE YOUR BUSINESS.

CUTTING EDGE SPECIFICATION

The scheme is targeting BREEAM excellent and EPC 'A' ratings, and will offer CO₂ efficiency, heating and cooling systems, water saving points and fittings, as well as PV panels and EV charging points.



HIGHLY SKILLED WORKFORCE



DEVELOPED WITH STAFF
WELFARE AT THE HEART
OF THE PARK

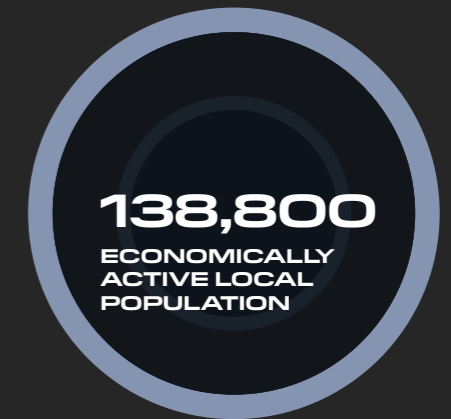
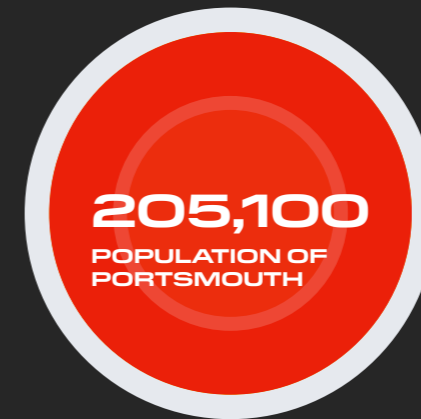
- Landscaped spaces
- Outdoor seating
- Secure bicycle parking spaces
- Shower facilities



PORTSMOUTH IS THE MOST
DENSELY POPULATED CITY IN
THE UK OUTSIDE OF LONDON.



SONAR



UNRIVALLED CONNECTIVITY

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



Postcode: PO3 5JF · What3Words ///corner.sits.ladder



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SONARPORTSMOUTH.CO.UK

ON THE PULSE DEVELOPER

Wrenbridge are an award winning, market leading developer, operating in the UK for 30 years, and have a current portfolio Gross Development Value of £1.5 billion across 26 live projects with 4 million sq ft within the existing development pipeline.

Fiera Real Estate are the funding partner to Sonar and have been delivering best in class developments with Wrenbridge since inception in 1993.



WRENBRIDGE



FIERA
REAL ESTATE



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 **WRENBRIDGE**

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REAL ESTATE**

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