



PROXIMA PARK

WATERLOOVILLE | HAMPSHIRE
PO7 3DU | JUNCTION 3 A3(M)

A NEW INDUSTRIAL / DISTRIBUTION DEVELOPMENT

HIGH QUALITY WAREHOUSE SPACE | AVAILABLE FOR IMMEDIATE OCCUPATION
FLEXIBLE D&B UNITS AVAILABLE UP TO 126,500 SQ FT

A development by:

DELANCEY

PROXIMA PARK

PROXIMA PARK IS A NEW INDUSTRIAL/ DISTRIBUTION DEVELOPMENT LOCATED IN WATERLOOVILLE, HAMPSHIRE.

Proxima Park is strategically located in the heart of the established Waterlooville town industrial area. The site spans 24 acres and can offer a variety of unit sizes up to 126,500 SQ FT with outline planning consent in place across the balance of the scheme.

Phase 1 and Unit 310 are now fully let. Unit 320 comprising 43,287 SQ FT has been speculatively developed and is available for immediate occupation.



Sustainability credentials:
EPC A, BREEAM 'Excellent'



Enhanced specification
facility situated within a
landscaped environment



Strategically located between
Portsmouth and London



Established industrial/
distribution location



Only 2 miles
from the A3(M) J3



24/7
access



Superb local
amenities



127,000 economically
active population within
a 30-minute drive time

(Source: NOMIS)



MASTERPLAN

UNIT 127	SQ FT
Warehouse	18,562
Offices	1,457
Total	20,019

Yard depth	35.5m
Clear height	8m
Level access doors	2
Car parking	48
EV charging points	N/A
Power	142kVa

UNIT 210	SQ FT
Warehouse	118,500
Offices	8,000
Total	126,500

Yard depth	40m
Clear height	12m
Level access doors	2
Car parking	261
EV charging points	52
Power	500kVa

*subject to final measurement

UNIT 510	SQ FT
Warehouse	42,130
Offices	4,200
Total	46,330

Yard depth	35m
Clear height	10m
Level access doors	1
Car parking	95
EV charging points	19
Power	203kVa

*subject to final measurement

UNIT 520	SQ FT
Warehouse	43,255
Offices	4,400
Total	47,655

Yard depth	40m
Clear height	10m
Level access doors	1
Car parking	102
EV charging points	20
Power	245kVa

*subject to final measurement

KEY

- AVAILABLE NOW
- LET
- UNDER OFFER



SUSTAINABILITY FEATURES



ENERGY METERING
TECHNOLOGY



WATER REGULATION
TECHNOLOGIES



NATURAL LIGHT



RENEWABLE
TECHNOLOGIES



RESPONSIBLE
SOURCING



ENHANCED
CLADDING



BREEAM 'EXCELLENT'
RATING



EPC A RATING



SUSTAINABLE
MATERIALS



BICYCLE SPACES

SUMMARY SPECIFICATION

WAREHOUSE



50 KN/M²
FLOOR
LOADING



15% ROOF
LIGHTS TO THE
WAREHOUSE
AREAS

EXTERNAL



40M YARD
DEPTH



SECURED
ENTRANCES
INDEPENDENT
GATES



EV
PARKING
BAYS



PERIMETER
PALADIN
ESTATE
FENCING

OFFICE



LED LIGHTING
WITH SMART
CONTROL



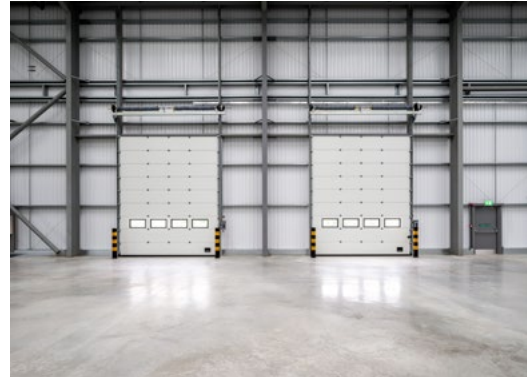
GRADE A
OPEN PLAN
OFFICE



VRF HEATING
AND COMFORT
COOLING



DOUBLE
HEIGHT
GLAZED HQ
RECEPTION



<< To M25, Jct 10 (45 miles)

A3(M)

A3(M) Junction 3

A3(M)

To Portsmouth (4 miles) >>

B2150 Hulbert Road

WATERLOOVILLE TOWN CENTRE

London Road

Houghton Avenue

BUS STOP

BUS STOP

AMENITIES

- 1 Horizon Leisure Centre
- 2 McDonald's
- 3 Sainsbury's Petrol Station
- 4 Halfords
- 5 Home Bargains
- 6 DFS
- 7 TK Maxx
- 8 Sainsbury's
- 9 Screwfix
- 10 Argos
- 11 ASDA Superstore
- 12 Waitrose

OCCUPIERS

- 1 RVG Distribution
- 2 Horndean Timber Windows
- 3 Shift IT Removals
- 4 Executive Windows
- 5 JNR Precision Engineering
- 6 Rentokil
- 7 Pelham Laboratories
- 8 Straightpoint
- 9 Mundon Ltd
- 10 Pelham Laboratories
- 11 Warburtons
- 12 Coopers Fire



BEREWOOD MASTERPLAN

A NEW NEIGHBOURHOOD WITH 900 HOMES OCCUPIED AND A FURTHER 2,600 NEW HOMES PLANNED FOR CONSTRUCTION.

This exciting development has involved the creation of a new primary school with a local centre also planned. The estate is connected by a series of new footpaths linking directly to Proxima Park, giving residents and employees ample opportunity to walk, run, cycle and explore the estate, providing easy and sustainable access to local amenities.

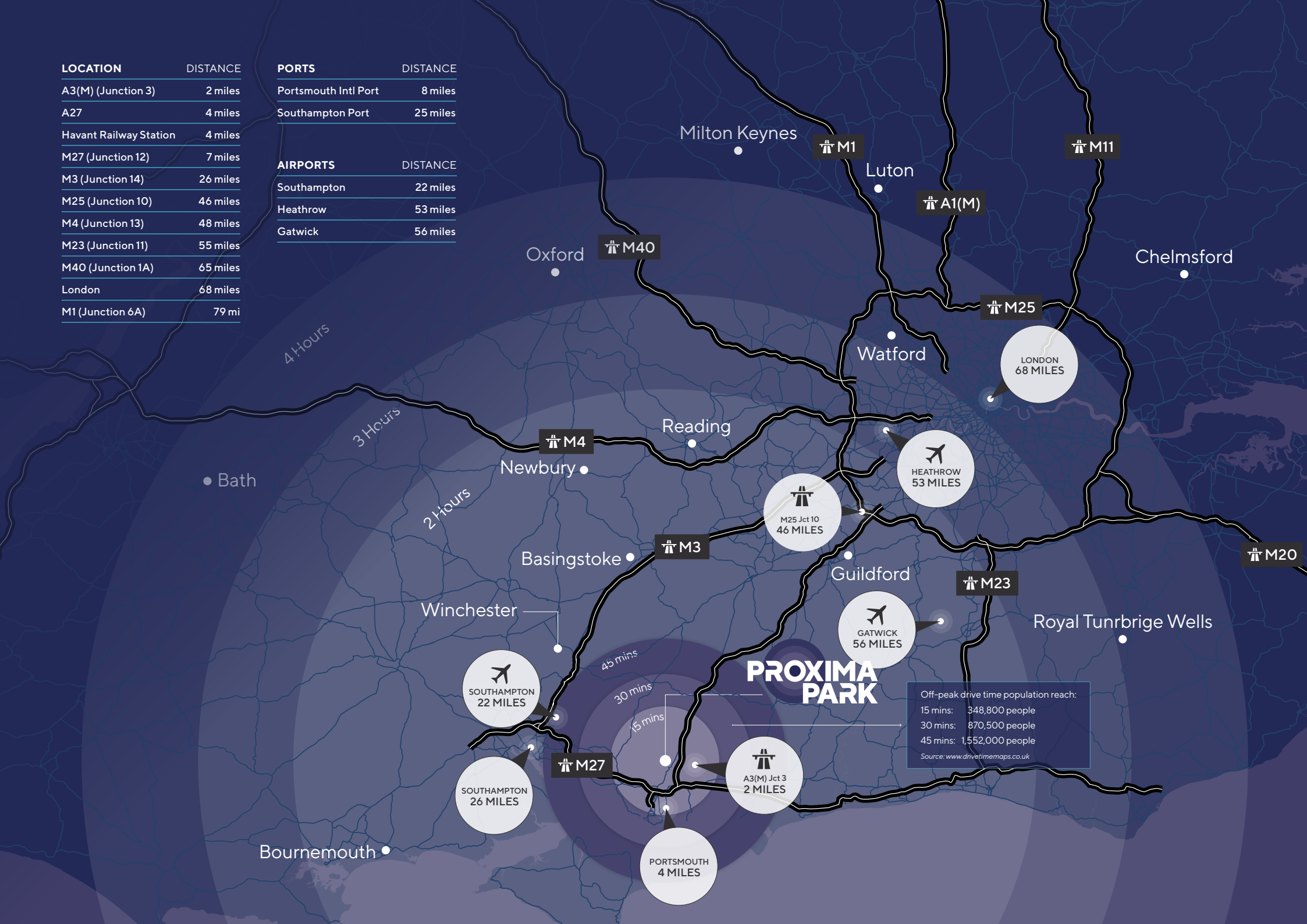
Access to nature and action for biodiversity are high priorities within the estate; works include the restoration of the River Wallington which runs through the heart of the area, its rewilded banks adding to the estate's attractive landscaped environment and providing excellent natural break spaces for all. A specially commissioned sculpted swift tower, bird boxes and wildlife-friendly planting are among the many biodiversity initiatives, providing habitat for nature, opportunities for everyday wildlife encounter and further contributing to employee well-being.



LOCATION	DISTANCE
A3(M) (Junction 3)	2 miles
A27	4 miles
Havant Railway Station	4 miles
M27 (Junction 12)	7 miles
M3 (Junction 14)	26 miles
M25 (Junction 10)	46 miles
M4 (Junction 13)	48 miles
M23 (Junction 11)	55 miles
M40 (Junction 1A)	65 miles
London	68 miles
M1 (Junction 6A)	79 mi

PORTS	DISTANCE
Portsmouth Intl Port	8 miles
Southampton Port	25 miles

AIRPORTS	DISTANCE
Southampton	22 miles
Heathrow	53 miles
Gatwick	56 miles



FURTHER INFORMATION

AVAILABLE LEASEHOLD. FOR FURTHER INFORMATION AND TERMS PLEASE CONTACT THE JOINT AGENTS:

CBRE

023 8033 8811

www.cbre.co.uk

Vail Williams

023 9220 3200

vailwilliams.com

Nick Tutton

Nicholas.Tutton@cbre.com
07887 563 264

Oliver Sherriff

Oliver.Sherriff@cbre.com
07919 392 004

Russell Mogridge

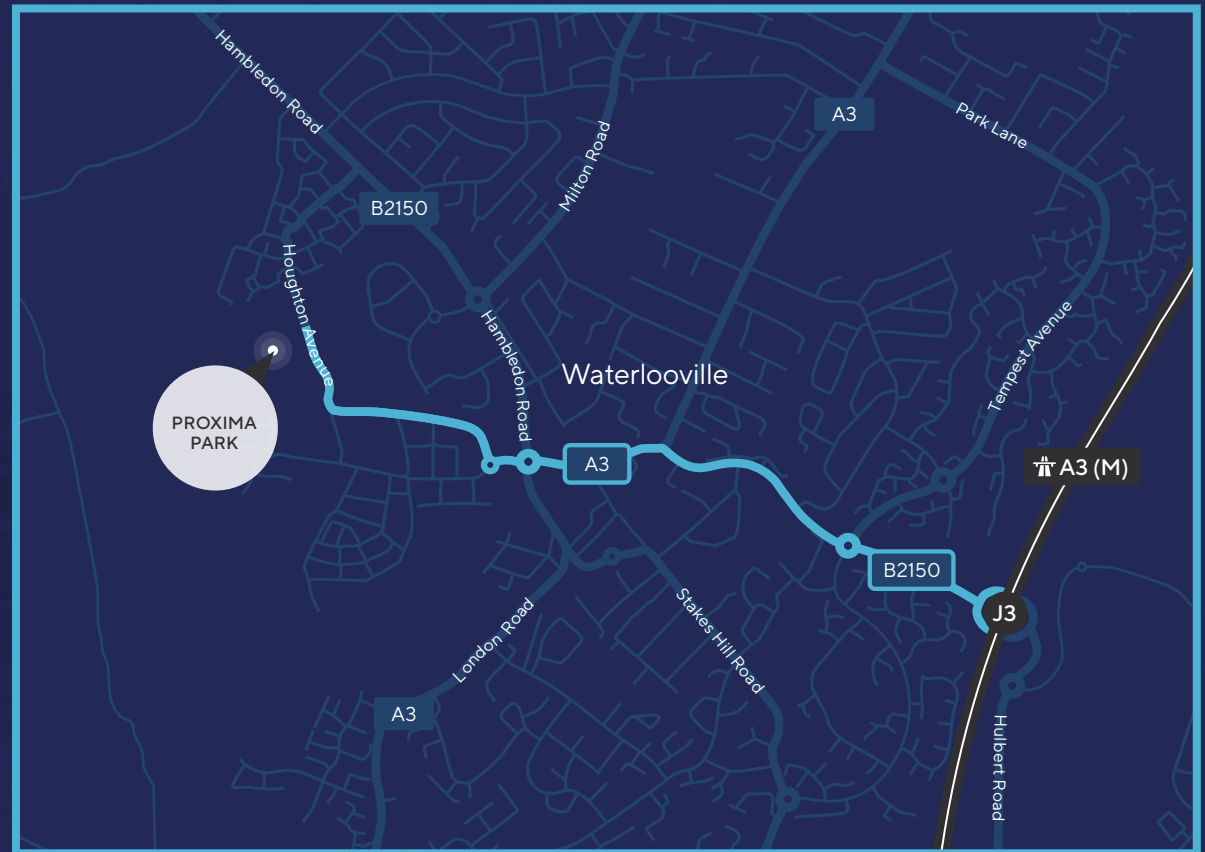
RMogridge@vailwilliams.com
07815 737 175

Alex Gauntlett

AGauntlett@vailwilliams.com
07584 657 826

Oliver Hockley

OHockley@vailwilliams.com
07557 504 952



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