

UNITS

TO LET

2,008 - 10,806 ft²

(186.5 - 1,004 m²)



A11 A10

A7

F7

**NEWLY
REFURBISHED
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 ft² (502.1 m²)

UNIT
A10

TO BE REFURBISHED



	ft ²	m ²
Warehouse	4,253	395.1
Ground Floor Office	550	51.1
First Floor Office	602	55.9
Total	5,405	502.1

Units 10 & 11 can be combined, totalling **10,806 ft²** (1,004 m²)

5,401 ft² (501.8 m²)

UNIT
A11

TO BE REFURBISHED



	ft ²	m ²
Warehouse	4,255	395.3
Ground Floor Office	545	50.6
First Floor Office	601	55.8
Total	5,401	501.8

Units 10 & 11 can be combined, totalling **10,806 ft²** (1,004 m²)

indicative internal refurbishment

5,399 ft² (501.6 m²)

UNIT
A7

FULLY REFURBISHED



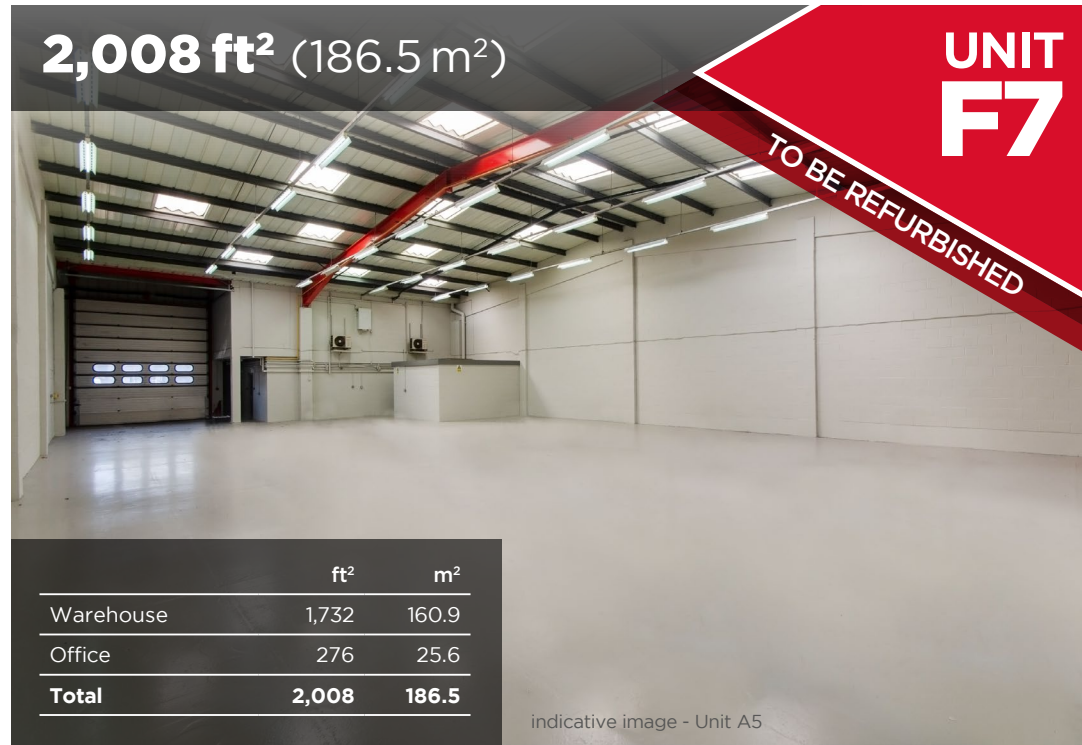
	ft ²	m ²
Warehouse	4,803	446.2
First Floor Office	596	55.4
Total	5,399	501.6

indicative image - Unit A9

2,008 ft² (186.5 m²)

UNIT
F7

TO BE REFURBISHED



	ft ²	m ²
Warehouse	1,732	160.9
Office	276	25.6
Total	2,008	186.5

indicative image - Unit A5

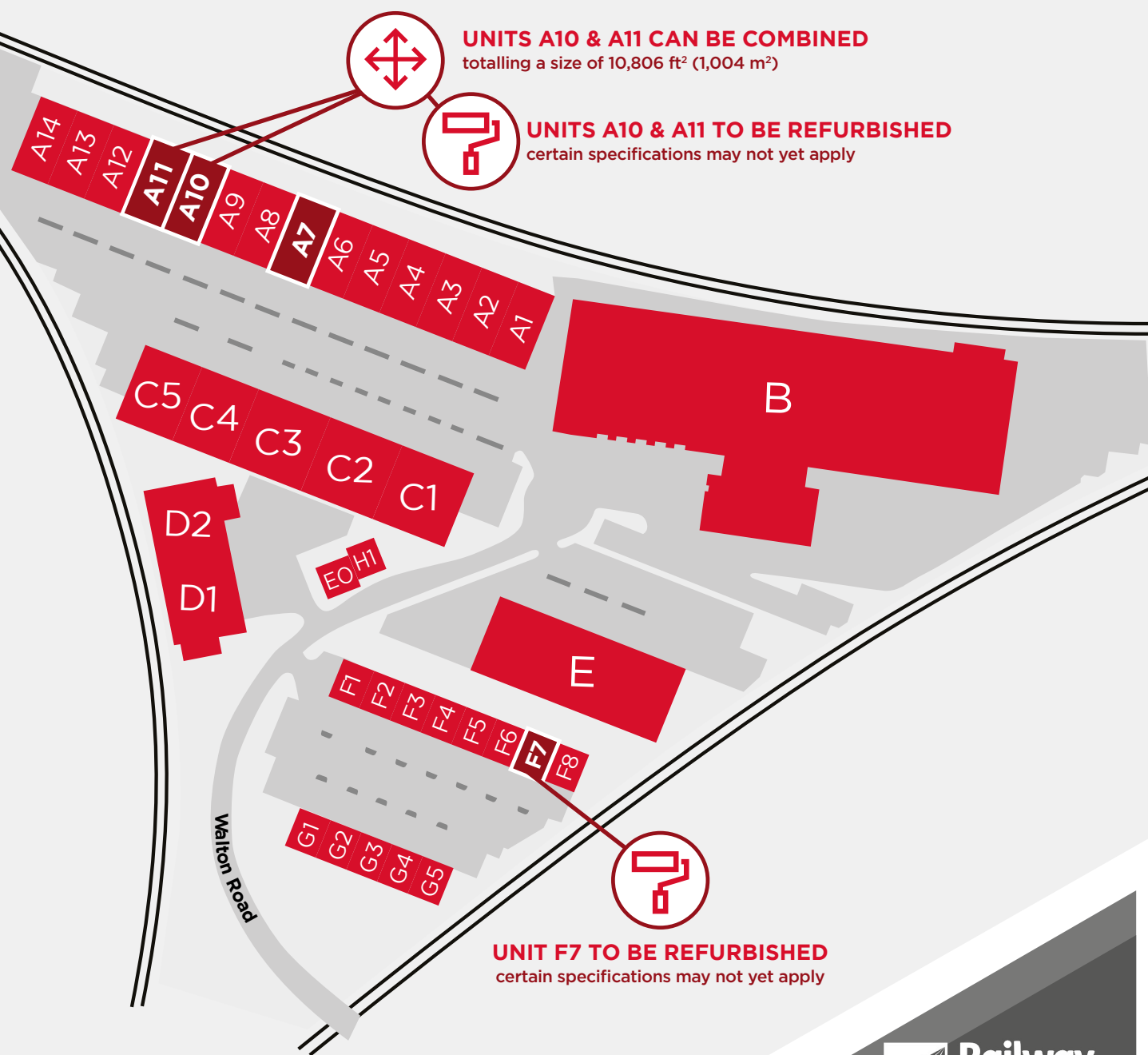
SPECIFICATIONS

The units typically comprise of recently 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.

- Mains electricity, water and drainage
- 3 phase electricity
- Air conditioning to office space (Units A7, A10 & A11)
- Kitchen facility
- Units A7, A10 & A11 minimum 10 car parking spaces
- Unit F7 minimum 5 car parking spaces
- On site security
- LED lighting
- Electric loading doors
- Fully refurbished (Unit A10, A11 & F7 to be refurbished)



for further information, visit
railwaytriangle.co.uk



UNITS A10 & A11 CAN BE COMBINED
totalling a size of 10,806 ft² (1,004 m²)



UNITS A10 & A11 TO BE REFURBISHED
certain specifications may not yet apply



UNIT F7 TO BE REFURBISHED
certain specifications may not yet apply



WALTON ROAD
PORTSMOUTH PO6 1TS



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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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