

PROXIMA PARK

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

A NEW INDUSTRIAL / WAREHOUSE DEVELOPMENT
BUILD TO SUIT UNITS AVAILABLE FROM 46,330 – 126,500 SQ FT
DELIVERED WITHIN A 9 MONTH CONSTRUCTION PROGRAMME



LOCATION

Fast access,
located just 2 miles
from A3(M)



AMENITIES

High street within
walking distance,
with comprehensive
range of shopping,
restaurants and cafés



BIODIVERSITY

River restoration
Creation of a
riverside walk
Bird boxes being
provided



CONNECTIVITY

Fibre optic connectivity
up to 300MB/s
Ethernet connectivity
up to 1GB/s
Copper telecom
infrastructure



LABOUR POOL

Excellent local
labour pool – 3,000
new homes planned
in Waterlooville



SUSTAINABILITY

EPC 'A' rating
BREEAM 'Excellent' rating
Electric car charging ducts

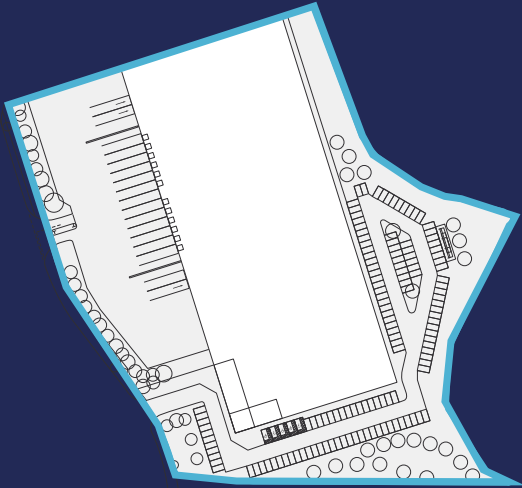


SECURITY

CCTV
Secure 'Palladin'
gated facility
Electric gates

PROXIMAPARK.CO.UK

UNIT 210

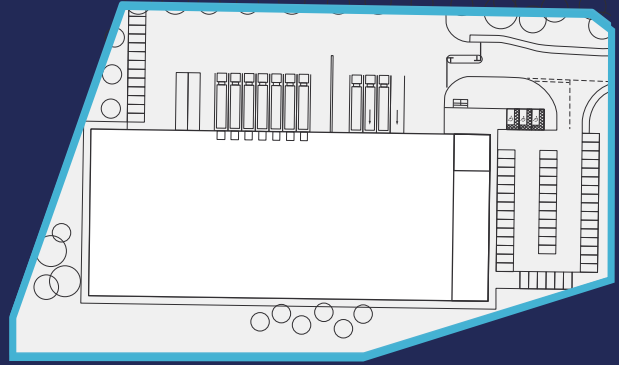


SPECIFICATION

- 12 dock loading doors
- 2 level access doors
- 12m clear height
- 40m yard depth
- Potential for 261 car parking spaces
- 20 cycle shelters

AREA SCHEDULE	SQ FT
Warehouse	118,500
Offices	8,000
Total	126,500
Power	500kVA

UNIT 410

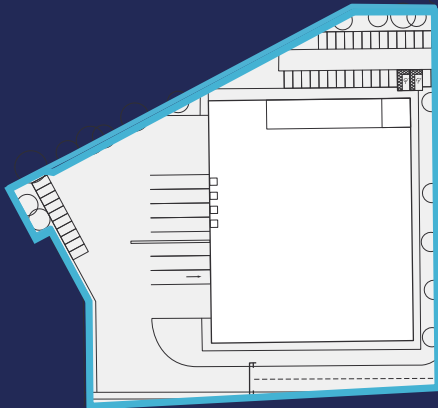


SPECIFICATION

- 7 dock loading doors
- 2 level access doors
- 10m clear height
- 35m yard depth
- Potential for 161 car parking spaces
- 20 cycle shelters

AREA SCHEDULE	SQ FT
Warehouse	57,410
Offices	6,180
Total	63,590
Power	282kVA

UNIT 510

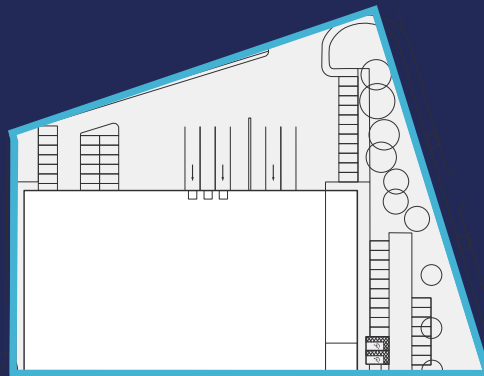


SPECIFICATION

- 4 dock loading doors
- 1 level access door
- 10m clear height
- 35m yard depth
- Potential for 95 car parking spaces
- 10 cycle shelters

AREA SCHEDULE	SQ FT
Warehouse	42,130
Offices	4,200
Total	46,330
Power	203kVA

UNIT 520



SPECIFICATION

- 2 dock loading doors
- 1 level access door
- 10m clear height
- 40m yard depth
- Potential for 102 car parking spaces
- 10 cycle shelters

AREA SCHEDULE	SQ FT
Warehouse	43,255
Offices	4,400
Total	47,655
Power	245kVA

SAT NAV

Houghton Avenue, PO7 3DU

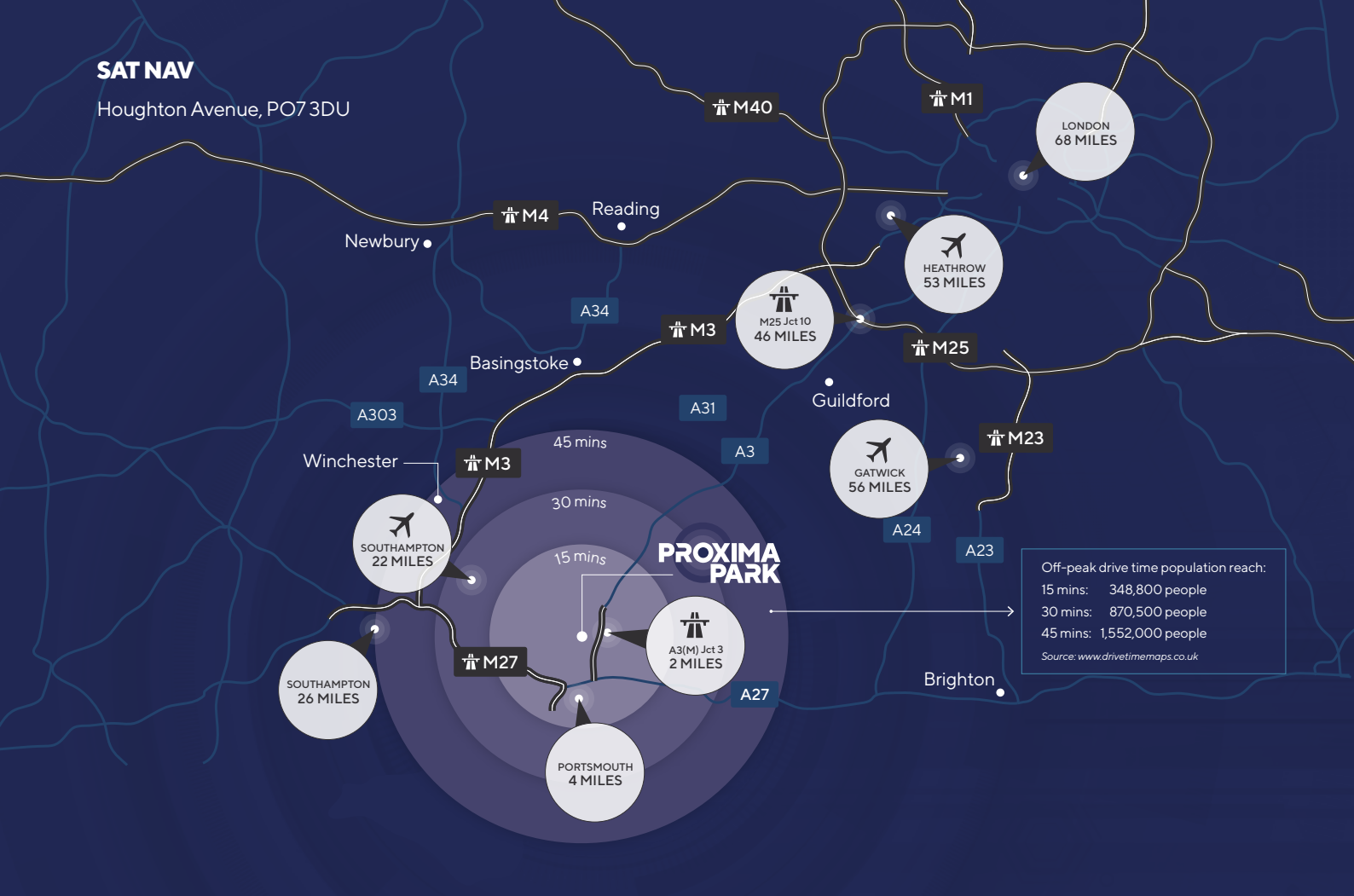


Image of warehouse interior at Phase 1, Proxima Park

FURTHER INFORMATION

Available leasehold. For further information and terms please contact the joint agents:

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