

PHASE 1 55% LET

PROXIMA PARK

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

PROXIMITY AND TIMING IS EVERYTHING

A NEW INDUSTRIAL / WAREHOUSE DEVELOPMENT

NEW UNITS AVAILABLE NOW FROM 3,000 - 14,500 SQ FT / BUILD TO SUIT UNITS ALSO AVAILABLE UP TO 126,500 SQ FT

PROXIMA PARK

PROXIMITY AND TIMING IS EVERYTHING...

**A NEW HIGH SPECIFICATION INDUSTRIAL /
DISTRIBUTION DEVELOPMENT TOTALLING
C.475,000 SQ FT**

Proxima Park is located in Waterlooville, an established industrial distribution location, only 2 miles from the A3(M), the UK's main route between London and the Solent region.

Built to the highest specification, Phase 1 is available to occupy now, with a variety of units from 3,000 – 14,500 sq ft. Further design & build options are also available up to 126,500 sq ft.



Computer Generated Image of Phase 2 - Indicative Unit 210

- **NEW INDUSTRIAL DISTRIBUTION BUILDINGS FROM 3,000 – 14,500 SQ FT - AVAILABLE NOW**
- **EASY ACCESS TO PORTSMOUTH, LONDON AND THE NATIONAL TRANSPORT NETWORK**
- **IDEAL REGIONAL / URBAN DISTRIBUTION DEVELOPMENT**
- **FURTHER DESIGN & BUILD OPTIONS UP TO 126,500 SQ FT**
- **ONLY 2 MILES FROM A3(M)**
- **EXCELLENT LOCAL LABOUR POOL - 3,000 NEW HOMES PLANNED IN WATERLOOVILLE**
- **NEW HIGH QUALITY BUILDINGS WITH GRADE A SPECIFICATION & 24/7 ACCESS**
- **15 MINUTE WALK TO WATERLOOVILLE TOWN CENTRE**
- **SUPERB LOCAL AMENITIES SET IN 'GARDEN CITY' STYLE COMMUNITY**
- **ESTABLISHED INDUSTRIAL DISTRIBUTION LOCATION**
- **BREEM 'EXCELLENT' RATING**



IT'S TIME TO REDEFINE

GRADE A SPECIFICATION AND BREAM 'EXCELLENT' RATING

PHASE 1

OFFICES

- Central heating
- Lift provision in unit 127
- Fully fitted office with carpeting & lighting

WAREHOUSE

- 8m clear height
- 37.5 kN/m² floor loading
- Level access loading doors
- 35m yard depth
- Good levels of car parking

PHASE 2

- Up to 40m yard depth
- 10-12m clear height
- Build to suit

FLEXIBLE TIME SAVING SPACE

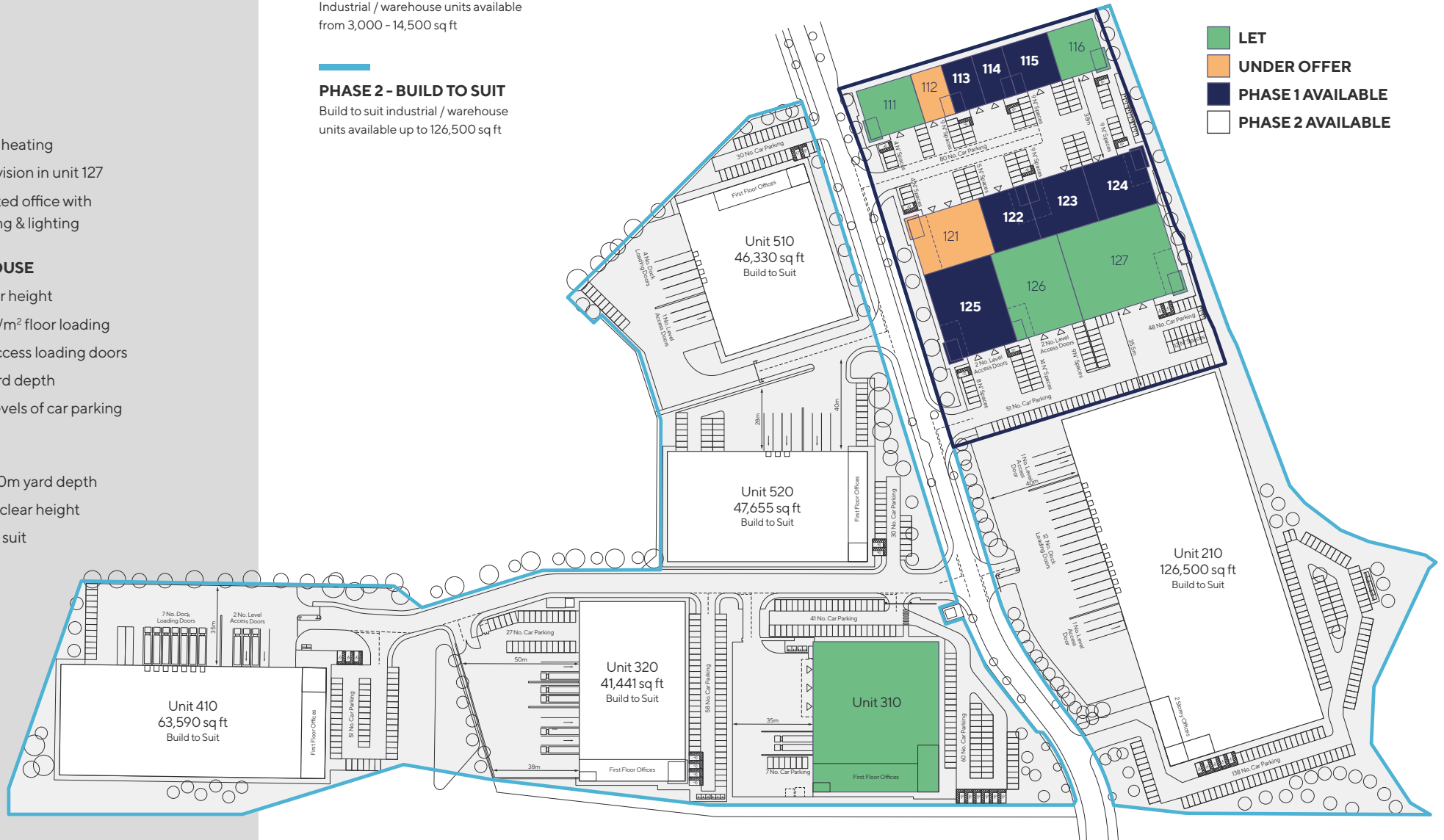
PHASE 1 - AVAILABLE NOW

Industrial / warehouse units available from 3,000 - 14,500 sq ft

PHASE 2 - BUILD TO SUIT

Build to suit industrial / warehouse units available up to 126,500 sq ft

- LET
- UNDER OFFER
- PHASE 1 AVAILABLE
- PHASE 2 AVAILABLE



BUILD PROGRAMME

PHASE 2 BUILD TO SUIT PROGRAMME



SUSTAINABLE FEATURES

- Low-energy internal lighting with PIR controls linked to daylight control
- Low energy high efficiency external LED lighting provisions
- 15% roof lights to the warehouse areas
- BREEAM Excellent
- Targeting EPC rating A

COMMUNITY OF LEADING BRANDS

Waterlooville is an established industrial location and is home to many leading brands including;

Fleet UK	TK Maxx
Pro Parts	Argos
Hampshire Flag Company	Home Bargains
Hi-Technology Group	Screwfix
Hampshire Cosmetics	Serco
Thomas Sanderson European HQ	Ensinger
John Rothery Wholesale	

PROVEN RECORD OF DELIVERY

LaSalle Investment Management and Equation Properties are two established and experienced commercial property investment and development companies who have joined forces for the Proxima Park development. With proven track records in the procurement of industrial / warehouse schemes over many years, together with a team of professional consultants with whom they have worked on numerous projects, LaSalle and Equation have the skill, expertise and funding to deliver the development of Proxima Park.

A development by:



A3(M)

A3(M) Junction 3

A3(M)

<< To M25, Jct 10 (45 miles)

To Portsmouth (4 miles) >>

DAILY NEEDS ON YOUR DOORSTEP

B2150 Hulbert Road

WATERLOOVILLE TOWN CENTRE

London Road

A3

Houghton Avenue

PROXIMA PARK

3,000 NEW HOMES BEING BUILT AS PART OF THE BEREWOOD MASTERPLAN

BUILD TO SUIT UNITS ALSO AVAILABLE UP TO 126,500 SQ FT

PHASE 1
NEW INDUSTRIAL / WAREHOUSE UNITS AVAILABLE NOW FROM 3,000 - 14,500 SQ FT

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

LOCAL OCCUPIERS

- 1 Hampshire Cosmetics
- 2 Thomas Sanderson European HQ
- 3 John Rothery Wholesale
- 4 Royal Mail

SAT NAV

Houghton Avenue, PO7 3DU

LOCATION

Proxima Park is located in Waterlooville, just 2 miles from the A3(M) Junction 3, offering superb access to the main route from London to Portsmouth. With a large, skilled workforce in close proximity, the M25 only 45 miles to the north and the international port of Portsmouth only 4 miles to the south, Proxima Park offers not only fast freight movements into the national road network but also Waterlooville's abundance of Town Centre amenities on its doorstep. Havant station is two miles to the south with direct routes to London in 1 hour 20 mins as well as Portsmouth (12 mins), Southampton (43 mins) and Brighton (58 mins).

LABOUR POOL

Proxima Park benefits from a large labour pool with over 800,000 people living within a 30 minute drive and over 1.3 million within Hampshire alone. Labour costs are also extremely competitive by comparison with Greater London, the average being £596 per week, over £30 per week lower than the whole of Greater London.

TERMS

Available leasehold. Please contact the joint agents for further details.

FURTHER INFORMATION

For further information please contact the joint agents:



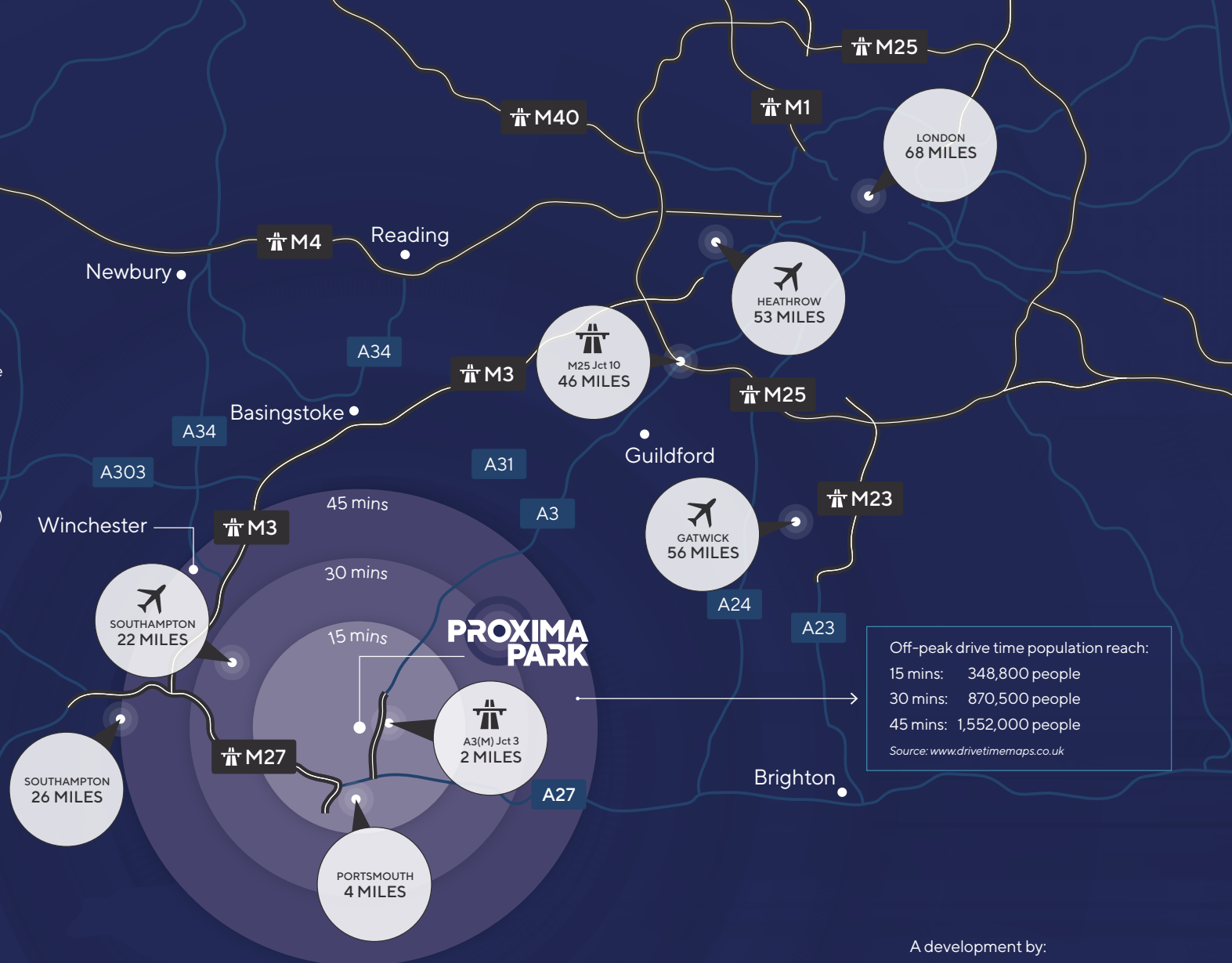
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