

UNIT B TO LET
106,605 ft²
(9,903.9 m²)



READY FOR IMMEDIATE OCCUPATION

HEADQUARTERS / INDUSTRIAL WAREHOUSE UNIT

LOCATED WITHIN CLOSE PROXIMITY TO M27 CORRIDOR AND A3(M) TO LONDON
2.1 MVA POWER SUPPLY, BREEAM EXCELLENT & EPC A+

WALTON ROAD
PORTSMOUTH PO6 1TS

*100% deducting to all office car parking spaces (EV charging)



EPC A+, BREEAM Excellent,
Fitwel & Net Zero Enabled



Yard Depths:
43 m to 47 m



Cycle Storage
Facilities



Insulated External
Doors



32 EV Charging Spaces,
with a 7kw Power Supply*



Floor Loading:
50 KN/sq m



PV
Panels



Enhanced
Landscaping



Compliant with the
Latest Part L of the
Building Regulations



4 Level Loading Doors,
6 Dock Loading Doors &
2 Euro Dock Level Doors



LED
Lighting



VRF Heating
System for Offices



100 Car Parking Spaces
& 6 Disabled Spaces



Height to Underside
of Haunch: 12 m



Power Supply:
21 MVA



Leak Detection
Technology



Detached Modern Warehouse with Grade A Ancillary Office Accommodation Arranged Over the First and Second Floors with an Undercroft Area

UNIT B

DESCRIPTION

Unit B comprises of a new build, sustainable detached industrial / warehouse of steel portal frame construction inclusive of first and second floor offices. The warehouse also benefits from parking and a secure yard/loading area.

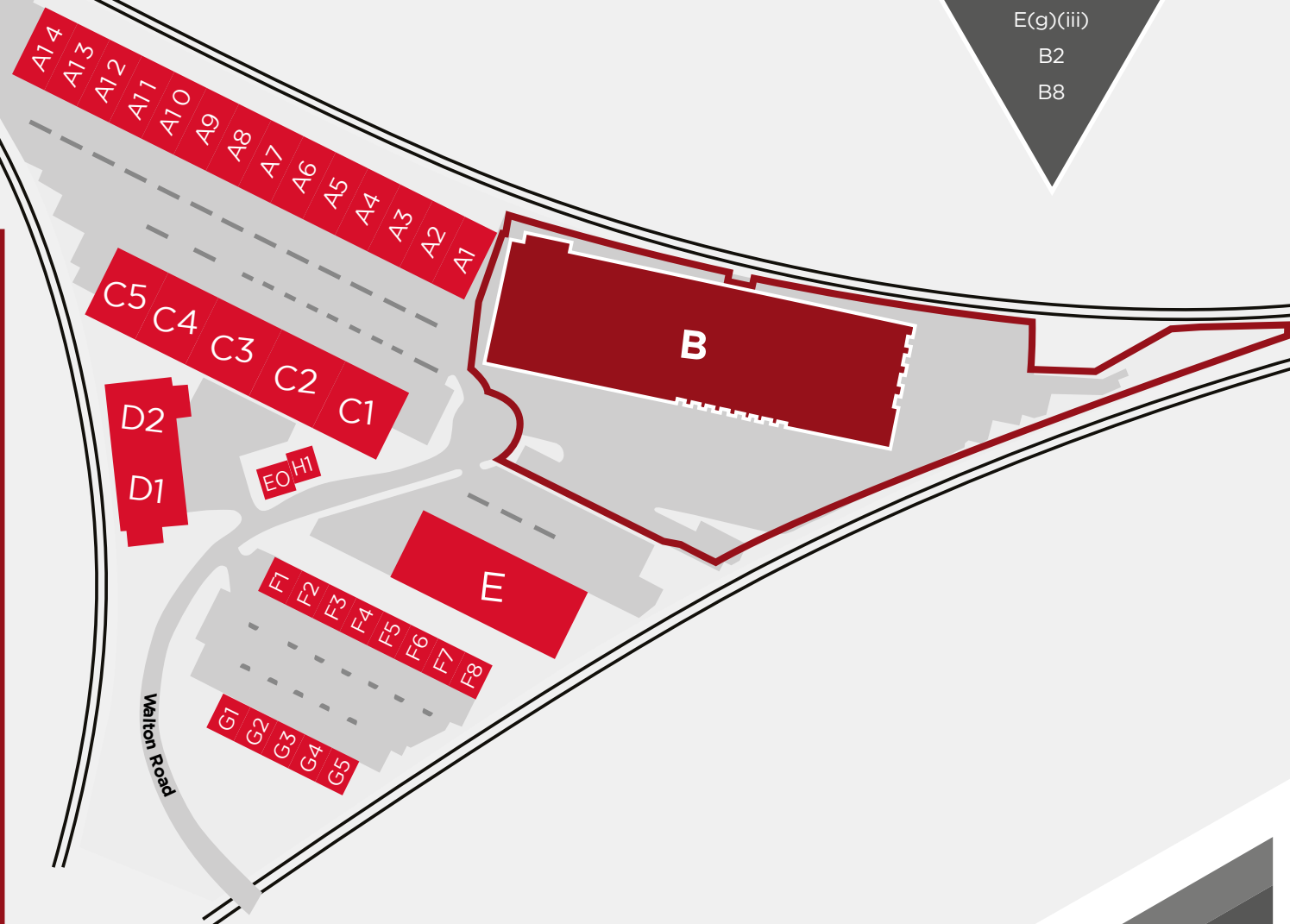
ACCOMMODATION

The accommodation has been measured on a gross external basis and comprises of the following:

	m ²	ft ²
Ground Floor Warehouse (incl. Undercroft & refuse store)	9,204.2	99,073
1st Floor - Office	332.3	3,577
2nd Floor - Office	367.4	3,955
Total	9,903.9	106,605

USE CLASSES

E(g)(i)
E(g)(ii)
E(g)(iii)
B2
B8



for further information, visit
railwaytriangle.co.uk



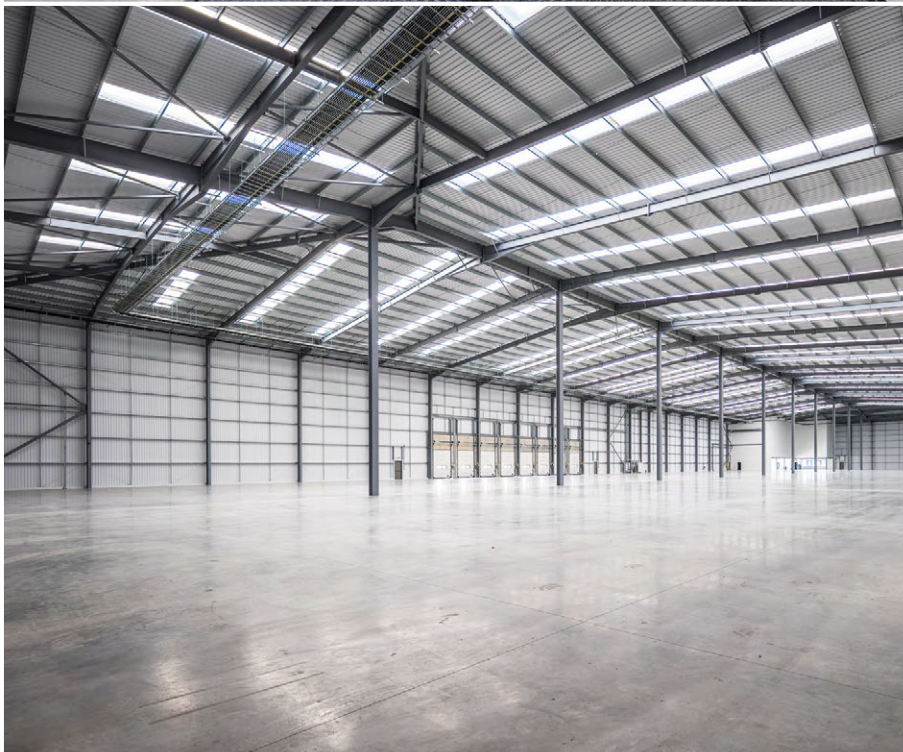
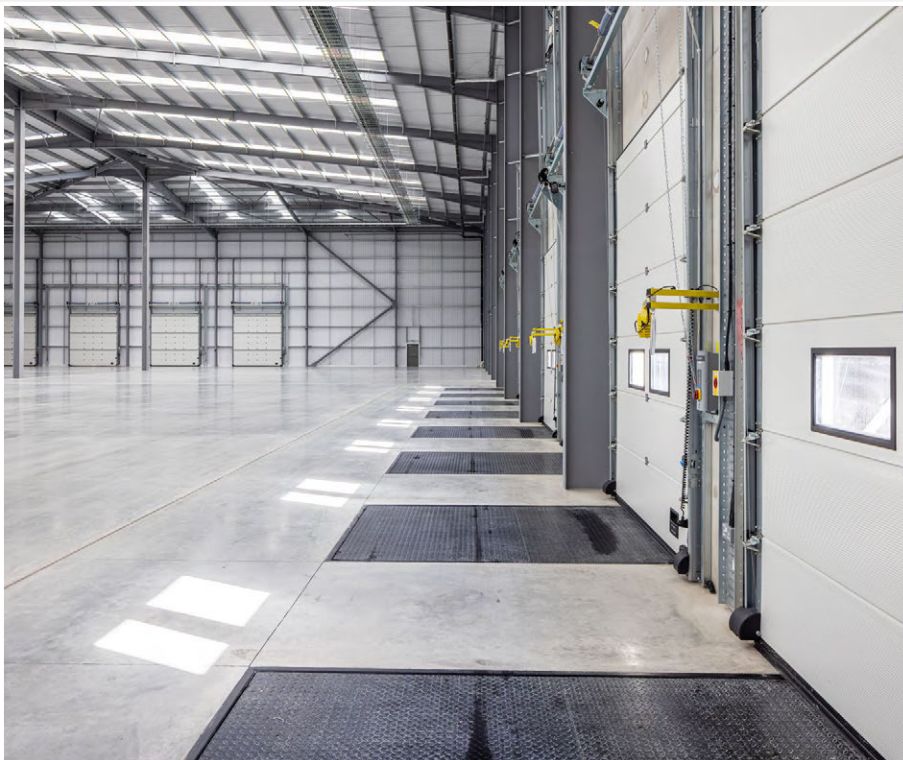
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PRIME LOCATION

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



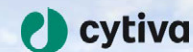
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NEARBY
OCCUPIERS:



BAE SYSTEMS



HARWIN

Honeywell

LONDON
70 MILES

LONDON
1 hr, 20 min
(via Havant)

PORTSMOUTH
4.2 MILES

SOUTHAMPTON
20 MILES

M27/A27

UNIT B

MANAGEMENT
OFFICE



SOUTHAMPTON
28 min
(from Cosham)

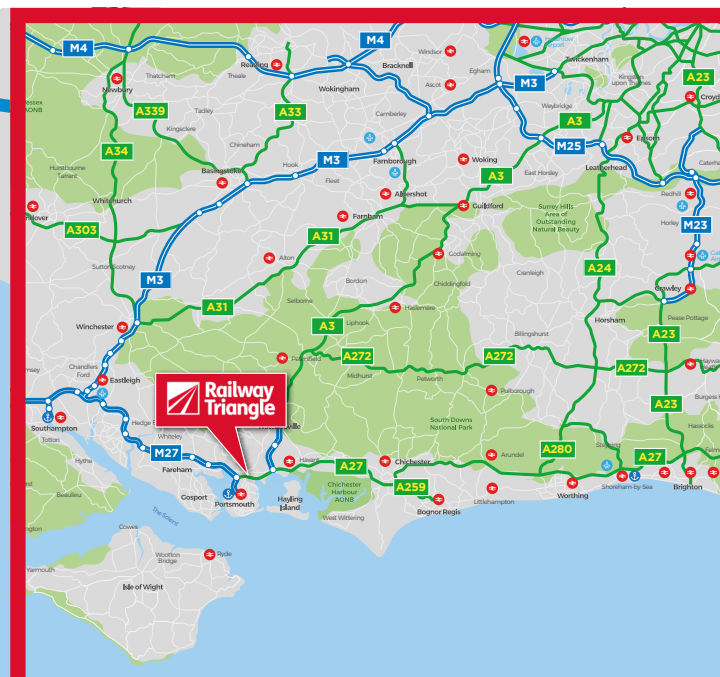
DEMOGRAPHICS & ECONOMY

The population of Portsmouth was approximately 210,000 in 2023, making it the second-most densely populated city in the UK. The city is part of the wider Portsmouth urban area, which has a population of over 850,000. Between the last two censuses (held in 2011 and 2021), Portsmouth experienced steady population growth, reflecting its appeal as a place to live, work, and study. The University of Portsmouth plays a significant role in the city's economy and community.

With over 28,000 students, the university contributes to the local economy through employment, student spending, and innovation in key areas such as technology and business. Additionally, the city benefits from its strong maritime and defence industries, with the Royal Navy and associated businesses providing significant employment opportunities. The retail and tourism sectors also thrive due to Portsmouth's strategic location and rich heritage. Portsmouth International Port is situated just 4.3 miles away, a major UK port, responsible for handling millions of customers and vital cargo across the globe. This includes building the groundbreaking Sea Change shore power project. The port is home to Portico, which has received significant investment to operate the two conventional cargo berths at the port.



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PORTSMOUTH PO6 1TS



VIEWING & FURTHER INFORMATION

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TRAVEL

	Access to A27, A3 (M) / M27	1 mile
	Southampton Docks	20 miles
	London	70 miles
	Southampton (from Cosham)	28 min
	London Waterloo (via Havant)	1 hr, 28 min
	Southampton Airport	20 miles
	Heathrow Airport	60 miles
	Gatwick Airport	70 miles



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