



Indicative Image

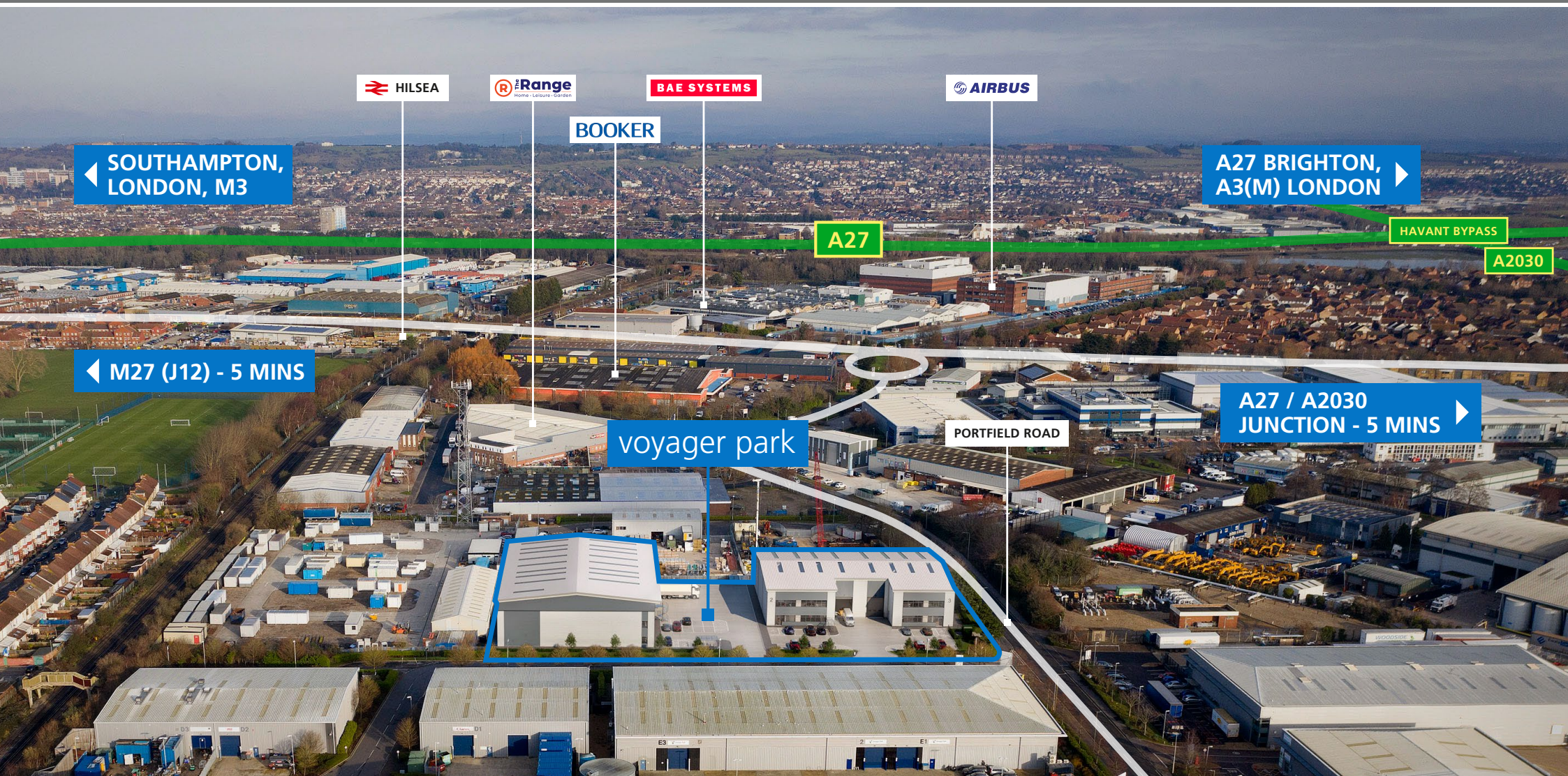
## 3 New Industrial / Warehouse Units 9,084 - 22,710 sq ft **TO LET**

- Prominent commercial and trade location
- 1.5 miles to A27
- 2 miles to M27
- Easy access to Portsmouth City Centre & Portsmouth Harbour
- High specification new units
- Targeting EPC 'A' and BREEAM Excellent

# PORTSMOUTH

# voyager park

UNITS C1-C3 ■ PORTFIELD ROAD ■ PORTSMOUTH ■ PO3 5FL



# PORTSMOUTH

## SPECIFICATION



PV PANELS



TARGETING BREEAM EXCELLENT



TARGETING EPC A



LARGE DEDICATED LOADING YARDS



24 HOUR MONITORED CCTV



50 KN/M2 FLOOR LOADING



OFFICES WITH A/C AND LED LIGHTING



EV CAR CHARGING



LEVEL LOADING DOORS



CYCLE PARKING



B2, B8 & E(G) USES

## ACCOMMODATION (GEA)

C1	sq ft	sq m
Warehouse	20,525	1,907
Office	2,185	203
<b>Total</b>	<b>22,710</b>	<b>2,110</b>



EAVES HEIGHT 10M



YARD DEPTH 25M



CAR PARKING 22 SPACES

C2	sq ft	sq m
Warehouse	8,340	775
Office	1,335	124
<b>Total</b>	<b>9,675</b>	<b>899</b>



EAVES HEIGHT 8M



YARD DEPTH 23M



CAR PARKING 10 SPACES

C3	sq ft	sq m
Warehouse	7,890	733
Office	1,194	111
<b>Total</b>	<b>9,084</b>	<b>844</b>



EAVES HEIGHT 8M



YARD DEPTH 23M



CAR PARKING 8 SPACES

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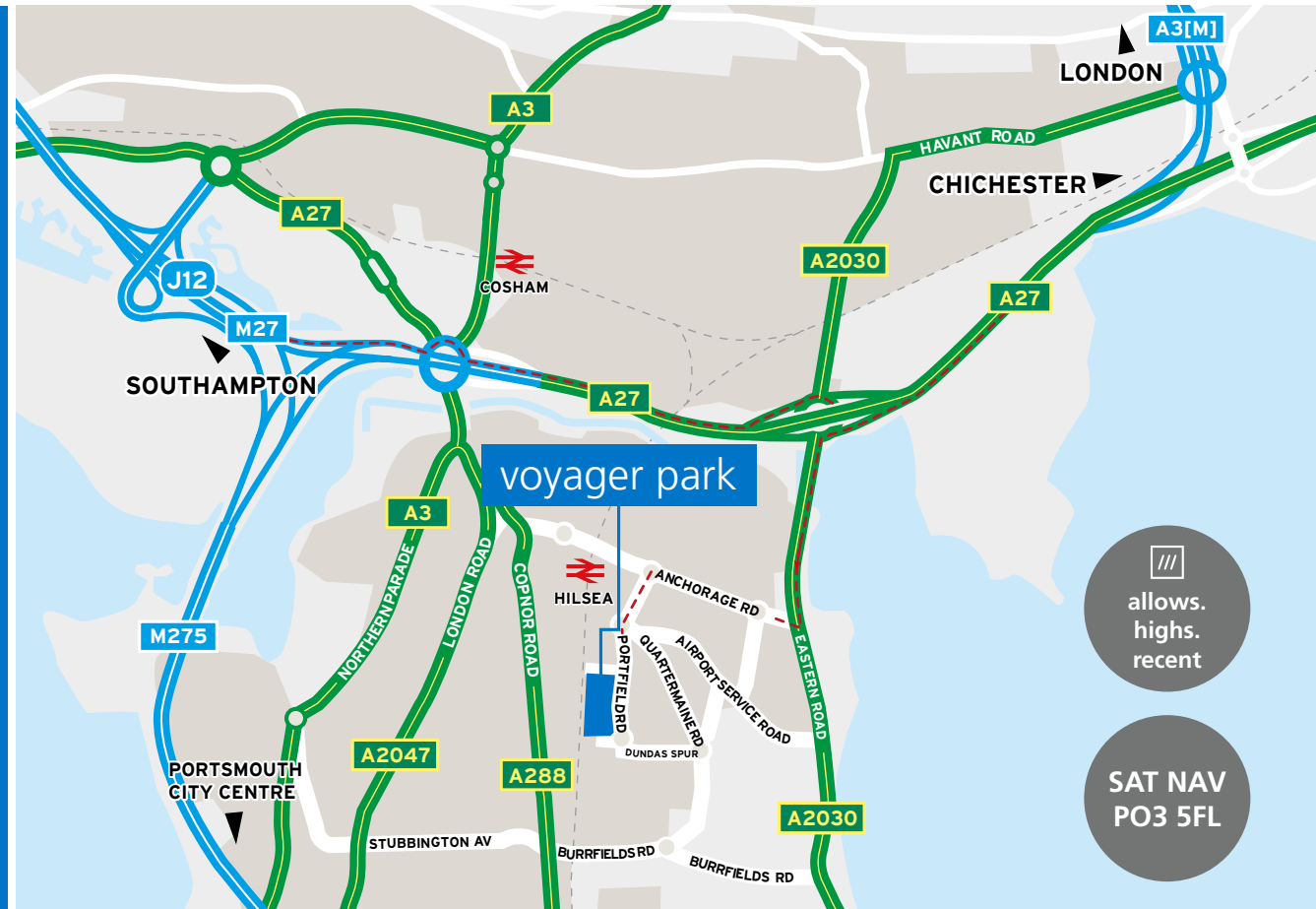
## LOCATION

Voyager Park is located on Portfield Road and forms part of the established Airport Industrial Estate in Hilsea, North Portsmouth. The Park benefits from good access to the A27 trunk road at the Farlington Intersection, via Eastern Road (A2030) and is within a close proximity of a range of amenities, which include Hilsea Railway Station and retail facilities at Ocean Retail Park and Morrisons Supermarket.

ROAD	miles	AIR	miles
M27 J12	2	Southampton	20
Southampton	20	Gatwick	55
London	68	Heathrow	60

RAIL	mins	SEA	miles
Guildford	60	Portsmouth Ferry Port	3
London Waterloo	102	Southampton Docks	21



## FURTHER INFORMATION

For more information and a full proposal, please contact:

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