REFURBISHED UNITS

TO LET

2,003 - 10,617 ft²

(186.1 - 986.4 m²)

Railway Triangle

INDUSTRIAL UNITS WITH 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

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.

Railway Triangle

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Unit C2	ft²	m²
Warehouse	8,699	808.2
Ground Floor Office	964	89.6
First Floor Office	954	88.6
Total	**10,617**	**986.4**

Indicative Image (Post Refurbishment)

Unit G3	ft²	m²
Warehouse	1,729	160.6
Ground Floor Office	274	25.5
Total	**2,003**	**186.1**

Indicative Image (Post Refurbishment)

Unit C2
(Indicative)

Unit G3
(Indicative)

SPECIFICATIONS

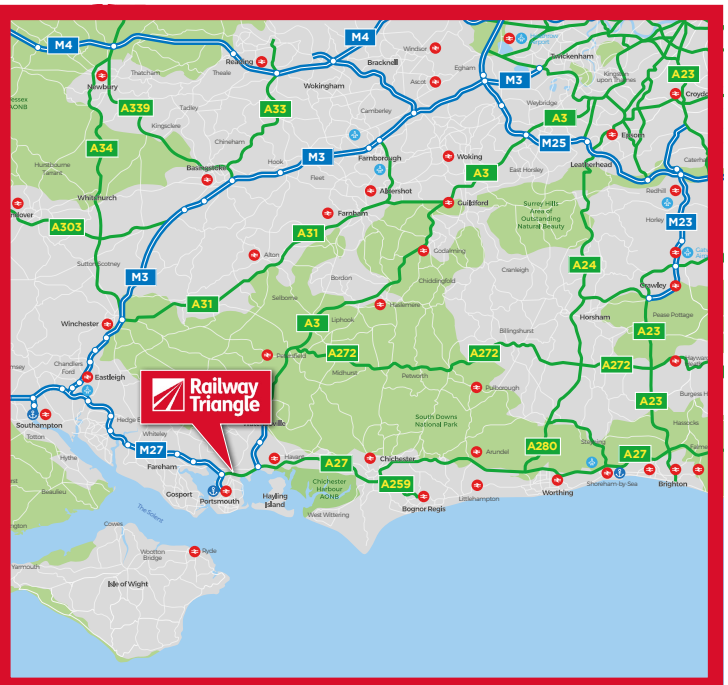
The units comprise of to be refurbished self-contained mid terrace units of steel portal frame construction with the benefit of ground floor offices and up and over loading door with loading canopy.

- Units to be refurbished / under refurbishment
- First floor offices (unit C2)
- Mains electricity, water and drainage
- 3 phase electricity
- Air conditioning to office space
- Kitchen facility
- Minimum 5 car parking spaces
- On site security
- LED lighting
- Electric loading doors
- Allocated car parking

for further information, visit
railwaytriangle.co.uk

Railway Triangle

WALTON ROAD
PORTSMOUTH PO6 1TS



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

VIEWING & FURTHER INFORMATION

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