

# Unit 9 Pioneer Park

**6,728 ft<sup>2</sup> (625 m<sup>2</sup>)**

Newly Refurbished Industrial  
Warehouse in Strategic Location

- **Affordable Rent**
- **Rent Free Incentives Available**
- **High Specification Refurbishment**
- **Energy Efficient Building**
- **Free Solar Electricity**



Voyager Park South, Portfield Road Portsmouth, PO3 5GF

**AVIVA**  
INVESTORS



# Specification

## ESG Credentials

- Free solar electricity
- Roof-mounted PV Panels
- EV Charging
- VRF high-efficiency air-con
- LED warehouse lights
- LED flat panel lighting with PIR sensors

## Warehouse

- 10.4m to ridge
- 9.6m to eaves
- 8.4m to haunch
- Clear span warehouse
- Electric loading door  
3.98m (w) x 4.46m (h)
- 15% day light panels
- 37.5 kN/m<sup>2</sup> floor loading

## Offices / Amenities

- CAT A offices
- Shower facilities
- Male, female, and accessible WC
- Kitchen with fridge and dishwasher
- LED flat panel lighting with PIR sensors

## External

- 6 car parking spaces
- Canopy covered loading
- Landscaped estate



## Location

Pioneer Park is located on Portfield Road and forms part of the established Airport Industrial Estate, Portsmouth's premier industrial warehousing and distribution location. The park benefits from good access to the A27, which in turn provides direct access to Southampton and to the West via the M27, and London or Guildford via the A3 (M). Journey times have been improved by the opening of the Hindhead tunnel.

## Description

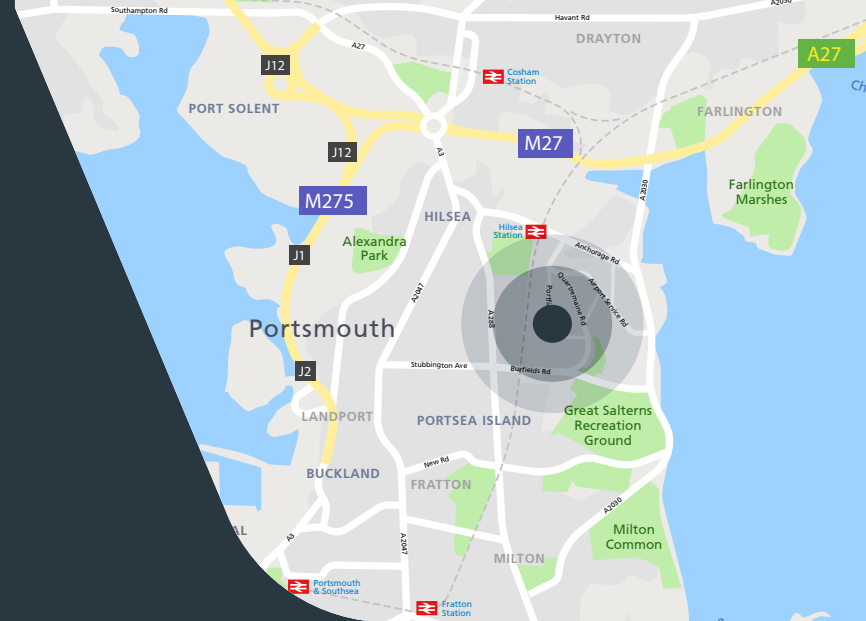
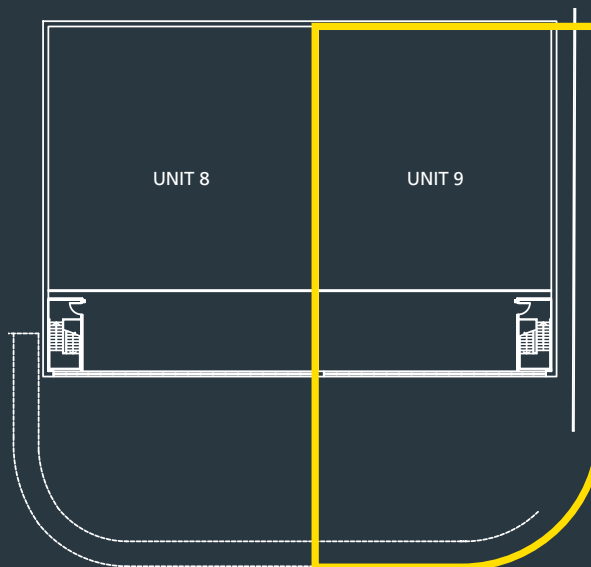
A newly refurbished modern end of terrace industrial warehouse, constructed via a steel portal frame with insulated clad elevations. Unit 9 benefits from a clear span open warehouse which is accessed via an electric roller shutter door, leading to an allocated yard area with parking. A fully fitted first floor office, kitchen, and WC facilities are provided.

## Accommodation

Unit 9	SQ FT	SQ M
Ground floor	5,476	509
First floor office	1,252	116
<b>Total</b>	<b>6,728</b>	<b>625</b>

## Rates

The unit has a rateable value of £63,000



## Terms

Available on a new full repairing and insuring lease on terms to be agreed.

## Rent

On application.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## EPC

A-24. Copy available at request

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