

ALPHA

WATERBERRY DRIVE,
WATERLOOVILLE, HAVANT,
HAMPSHIRE, PO7 7UW

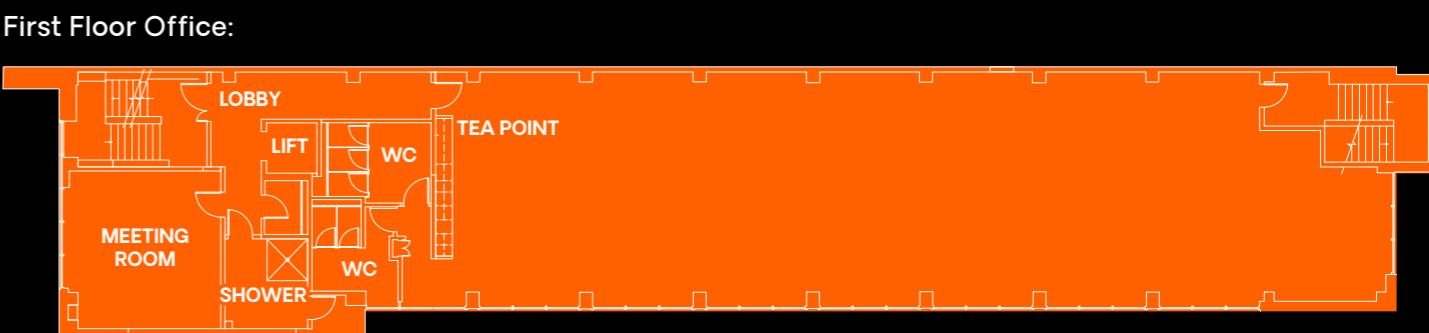
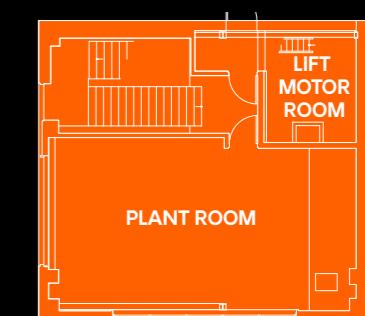
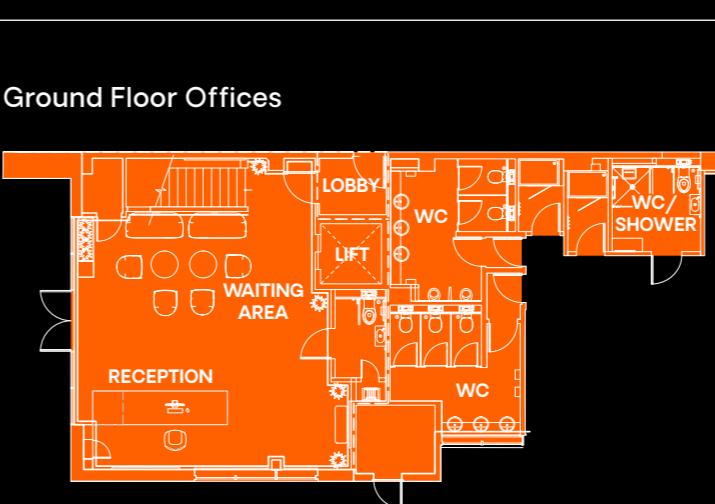
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50,385 SQ FT (4,681 SQ M)

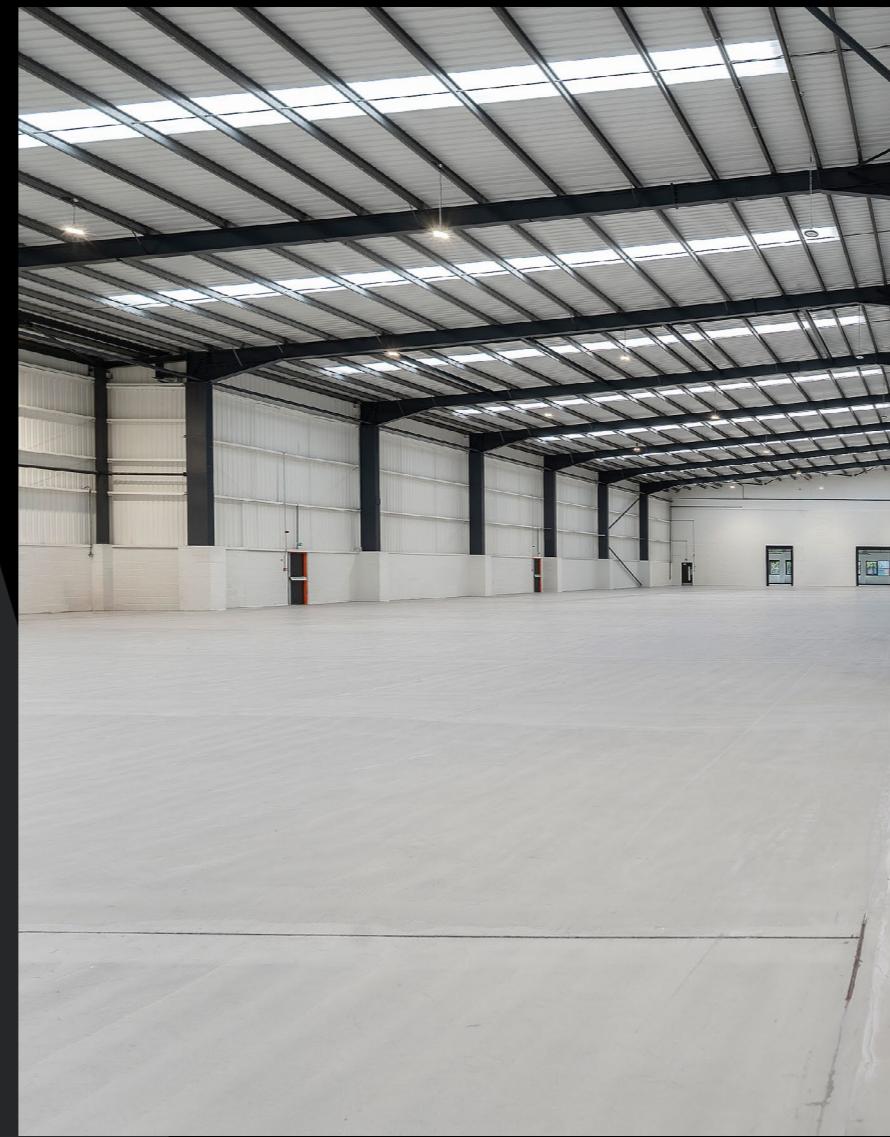
INDUSTRIAL UNIT
WITHIN SECURE SITE
WITH IMMEDIATE ACCESS
TO J3 A3(M)

FULLY REFURBISHED
AVAILABLE NOW
TO LET

SPECIFICATION



| Accommodation | Sq Ft | Sq M |
|-------------------------|---------------|--------------|
| Warehouse | 42,801 | 3,976 |
| Ground Floor Offices | 2,276 | 212 |
| First Floor Office | 4,324 | 401 |
| Second Floor Plant Room | 984 | 92 |
| Total (GIA) | 50,385 | 4,681 |





IN GOOD COMPANY

Alpha Waterlooville, is a 50,385 sq ft self-contained industrial unit that has had extensive refurbishment works. The building boasts a 277 kWp solar PV array which provides the tenant an element of green energy and at a discounted rate.

The unit is located on Waterberry Drive, strategically positioned within the business district of Waterlooville, a vibrant hub of commercial activity.

Immediate access to the A3 ensures convenient drive times to nearby towns and cities, facilitating seamless distribution and supply chain management, invaluable for businesses reliant on efficient transportation and timely deliveries.

One is able to drive to London via the M3 within 2 hours 30 minutes, whilst you can reach Southampton via the M27 in under 40 minutes and Portsmouth within 20 minutes via the A27.

Local amenities include a range of retail, restaurant and leisure outlets contributing to a thriving business ecosystem.

Local Occupiers & Amenities:



Sainsbury's



SCREWFIX

HOWDENS



Crosby | SP

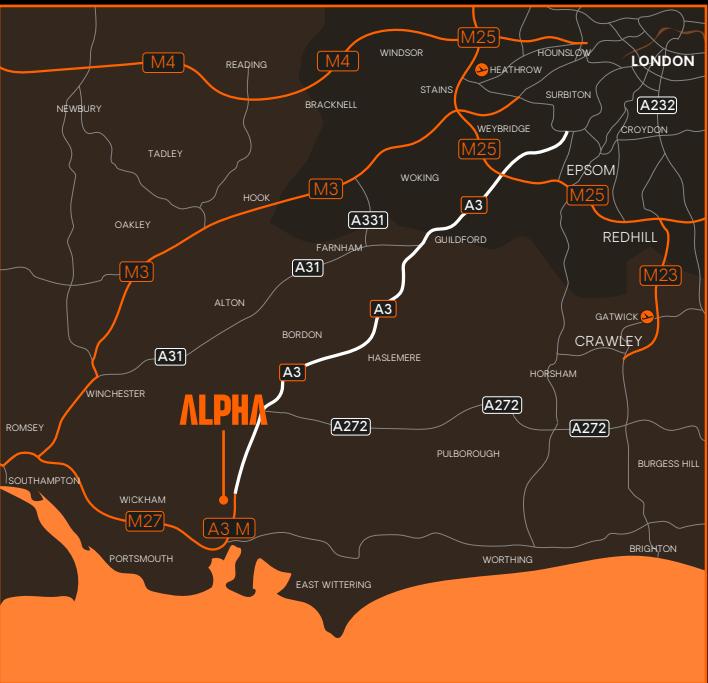
CrossFit

cemco



Ensinger

ASDA



Strategically located with immediate access to the A3, Alpha Waterlooville offers seamless connectivity to key destinations such as London, Southampton and Portsmouth.



| Road | Miles |
|-------------------|-------|
| Junction 3 A3 (M) | 2 |
| A27 | 4 |
| M27 (Junction 12) | 7 |
| M3 (Junction 5) | 34 |
| M25 (Junction 10) | 45 |
| M4 (Junction 11) | 46 |
| London | 77 |



| Airports | Miles |
|-------------------------|-------|
| Southampton | 22 |
| Heathrow | 59 |
| Heathrow Cargo Terminal | 60 |
| Gatwick | 71 |



| Ports | Miles |
|-------------|-------|
| Portsmouth | 9 |
| Southampton | 26 |
| Dover | 134 |

*Distance calculated on Google Maps



Excellent transportation links, including proximity to the A3(M) and M27



Diverse workforce with skills and expertise in the logistics, manufacturing and engineering sectors



Local population of approximately 65,000 residents, offering a potential customer base and labour pool for logistics operations

FOR FURTHER INFORMATION:



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