

UNITS A7 & A12-13

TO LET

5,399 - 10,705 ft²
(501.6 - 994.5 m²)



**NEWLY
REFURBISHED
INDUSTRIAL UNITS
WITH FIRST FLOOR
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



5,399 ft² (501.6 m²)

**UNIT
A7**



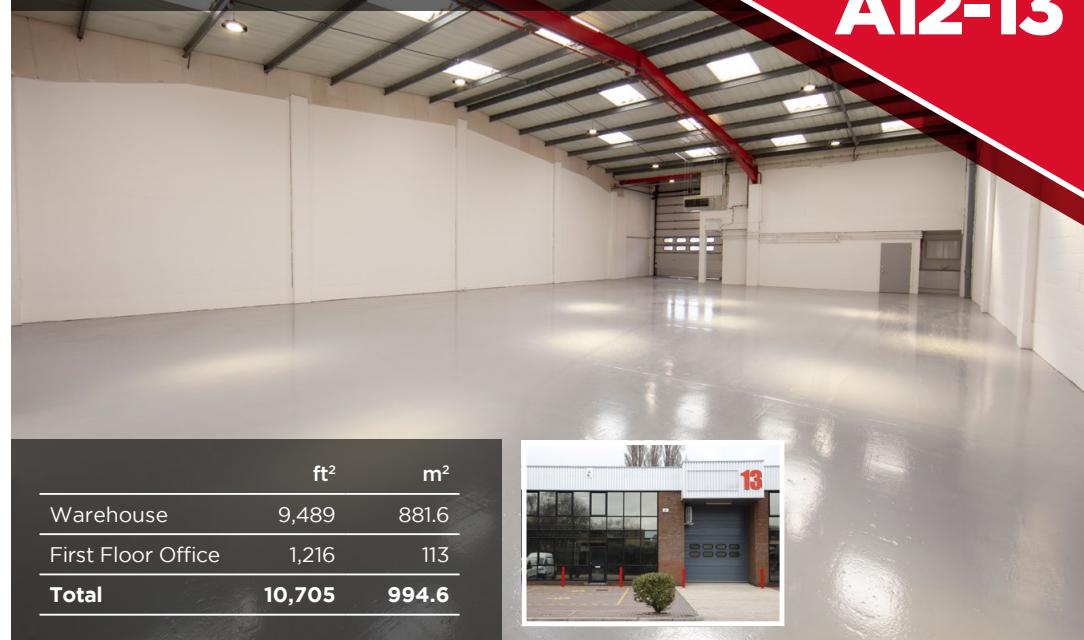
indicative image - Unit A9



indicative image - first floor offices

10,705 ft² (994.6 m²)

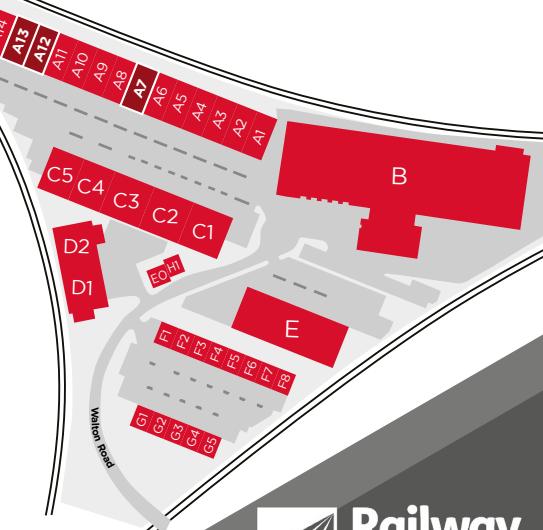
**UNITS
A12-13**



SPECIFICATIONS

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

- Minimum eaves height 4.9m
- Mains gas, water and drainage
- 3 phase electricity
- Air conditioning to office space
- Kitchen facility
- Minimum 10 car parking spaces
- On site security
- Warehouse Gas Heaters (A12-13)
- LED lighting
- Electric loading doors
- Fully refurbished



**Railway
Triangle**

WALTON ROAD
PORTSMOUTH PO6 1TS



VIEWING & FURTHER INFORMATION

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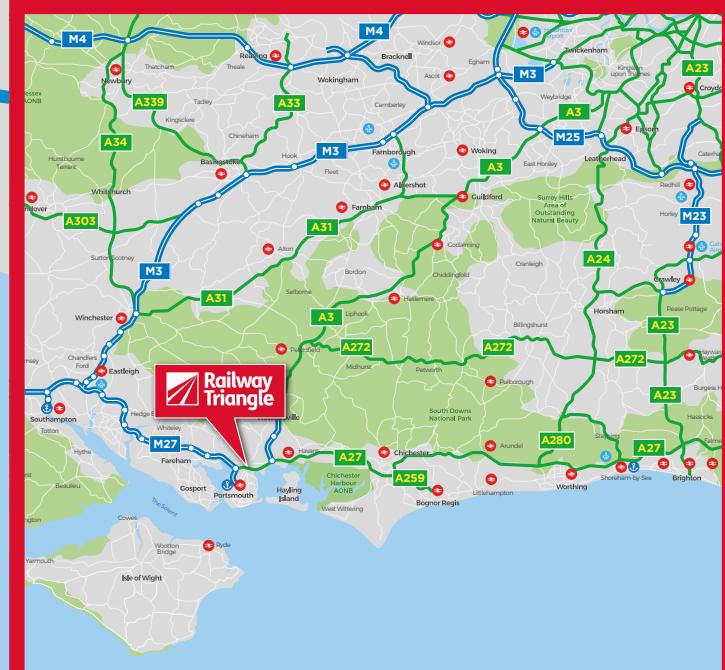
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TRAVEL

A3 (M) / M27	1 mile
 Southampton	20 miles
London	70 miles
 Southampton	59 minutes
London	2 hours



WALTON ROAD
PORTSMOUTH PO6 1TS

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