

UNIT 127
PROXIMA
PARK

WATERLOOVILLE, PORTSMOUTH,
HAMPSHIRE / JUNCTION 3 A3(M)

20,019 SQ FT INDUSTRIAL / WAREHOUSE UNIT - AVAILABLE NOW

PROXIMITY AND TIMING IS EVERYTHING

A development by:

DELANCEY

INTRODUCING UNIT 127 AT PROXIMA PARK

**20,019 SQ FT OF PREMIUM
WAREHOUSE AND OFFICE SPACE
- AVAILABLE NOW**



Fast access, located just
2 miles from A3(M)



Excellent local
labour pool - 3,000 new homes
planned in Waterlooville



CCTV
Ability to secure yard and
install security gates



EPC 'A' rating
BREEAM 'Excellent' rating
Electric car charging ducts



River restoration
Creation of a riverside walk
Bird boxes being provided



High street within walking
distance, with comprehensive range
of shopping, restaurants and cafés



Fibre optic connectivity
up to 300MB/s
Ethernet connectivity up to 1GB/s
Copper telecom infrastructure





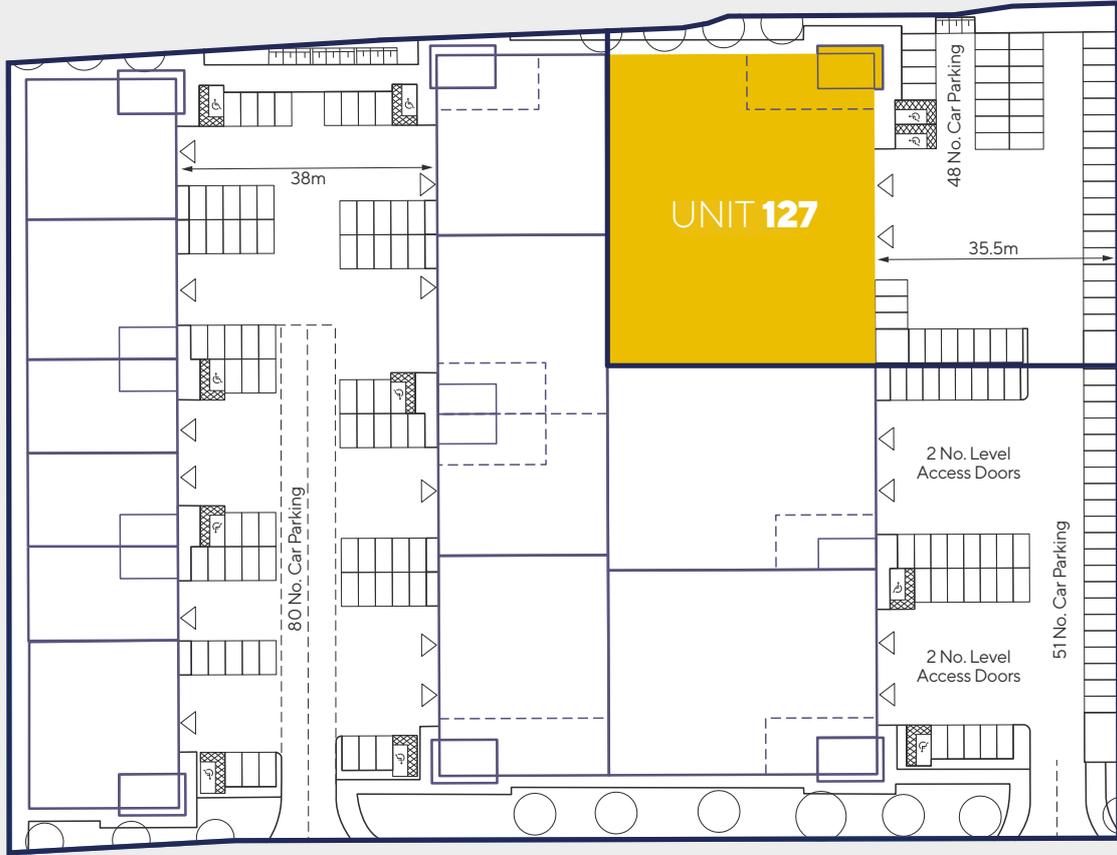
DAILY NEEDS ON YOUR DOORSTEP

AMENITIES

- | | | | |
|---|----------------------------|----|-----------------|
| 1 | Horizon Leisure Centre | 7 | TK Maxx |
| 2 | McDonald's | 8 | Sainsbury's |
| 3 | Sainsbury's Petrol Station | 9 | Screwfix |
| 4 | Halfords | 10 | Argos |
| 5 | Home Bargains | 11 | ASDA Superstore |
| 6 | DFS | 12 | Waitrose |

LOCAL OCCUPIERS

- | | | | |
|---|------------------------------|---|------------------------|
| 1 | Hampshire Cosmetics | 3 | John Rothery Wholesale |
| 2 | Thomas Sanderson European HQ | 4 | Royal Mail |



IT'S TIME TO REDEFINE

OFFICE

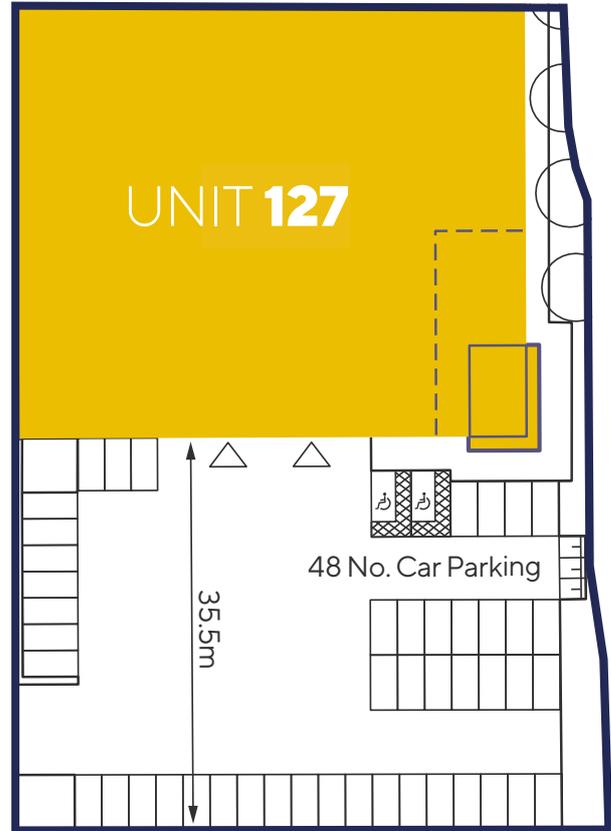
- Central heating
- Lift provision
- Fully-fitted office with carpeting & lighting

WAREHOUSE

- 8m clear height
- 37.5 kN/m² floor loading
- Level access loading doors
- 35.5m yard depth
- Secure yard
- 48 car parking spaces

UNIT 127

Warehouse	18,562 sq ft
Office	1,457 sq ft
Total	20,019 sq ft
Power	142kVa



FURTHER INFORMATION

Available leasehold. For further information and terms please contact the joint agents:

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