

PROXIMA PARK

WATERLOOVILLE | HAMPSHIRE
PO7 3DU | JUNCTION 3 A3(M)

UNIT 320

43,287 SQ FT (4,022 SQ M)

AVAILABLE FOR IMMEDIATE OCCUPATION

INDUSTRY LEADING SUSTAINABILITY CREDENTIALS



PROXIMAPARK.CO.UK

A development by:

 **LaSalle**  **EQUATION**
PROPERTIES





OVERVIEW



Sustainability credentials: EPC A+, BREEAM 'Excellent' & Operational Net Zero Carbon 'Ready'



Enhanced specification facility situated within a landscaped environment



Strategically located between Portsmouth and London



Established industrial/distribution location



127,000 economically active population within a 30-minute drive time (Source: NOMIS)



Oversized yard - 50m depth



24/7 access



Superb local amenities



Only 2 miles from the A3(M) J3

ACCOMMODATION



AREA SCHEDULE	SQ FT	SQ M
Warehouse	37,525	3,486
Offices	5,762	535
Total	43,287	4,022

All areas are calculated on a Gross External basis and are subject to final measurement.

SPECIFICATION



EPC A+
BREEAM 'Excellent'



- Net Zero Ready in line with UK Green Building Council Framework
- Targeted savings from sustainability features*:
 - 60% predicted energy consumption reduction
 - 55% predicted annual energy cost saving
 - £10,000 estimated annual energy cost saving
- Commissioned a Swift Tower to provide a habitat for Swifts and House Martins that are on the Birds of Conservation Red List

- Solar Photovoltaics supplying renewable electricity and delivering cost savings
- Air source heat pumps
- 12 Active EV car charging points
- 52 Passive EV car charging points
- 27 Passive EV HGV charging points
- Outdoor amenity area
- Green roof bike shed and bin store
- Extensive high-quality landscaping
- Integrated with the latest LED lighting technology and controls
- Cloud based energy monitoring and targeting including energy dashboard in reception

*In comparison to BREEAM 'Very Good' and EPC A

WAREHOUSE



- 50m yard depth
- 10m eaves height
- 3 level access doors
- 2 dock loading doors
- 50kN/m² floor loading
- 15% roof lights to warehouse

OFFICE

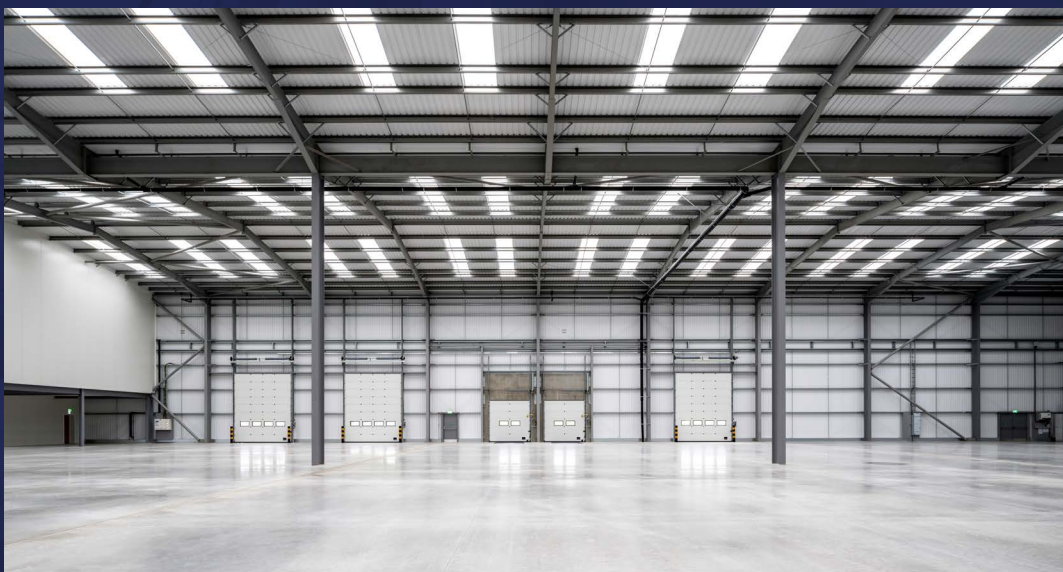


- Grade A open plan office
- LED lighting with smart control
- VRF to provide heating and comfort cooling
- Double height entrance/HQ reception

EXTERNAL



- Secured entrance with independent gates
- Palladin perimeter fencing
- 85 car parking spaces
- 20 bicycle spaces





<< To M25, Jct 10 (45 miles)

A3(M)

A3(M) Junction 3

A3(M)

To Portsmouth (4 miles) >>

B2150 Hulbert Road

WATERLOOVILLE
TOWN CENTRE

London Road

Houghton Avenue

PHASE 2

PHASE 1

UNIT 320

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 |

OCCUPIERS

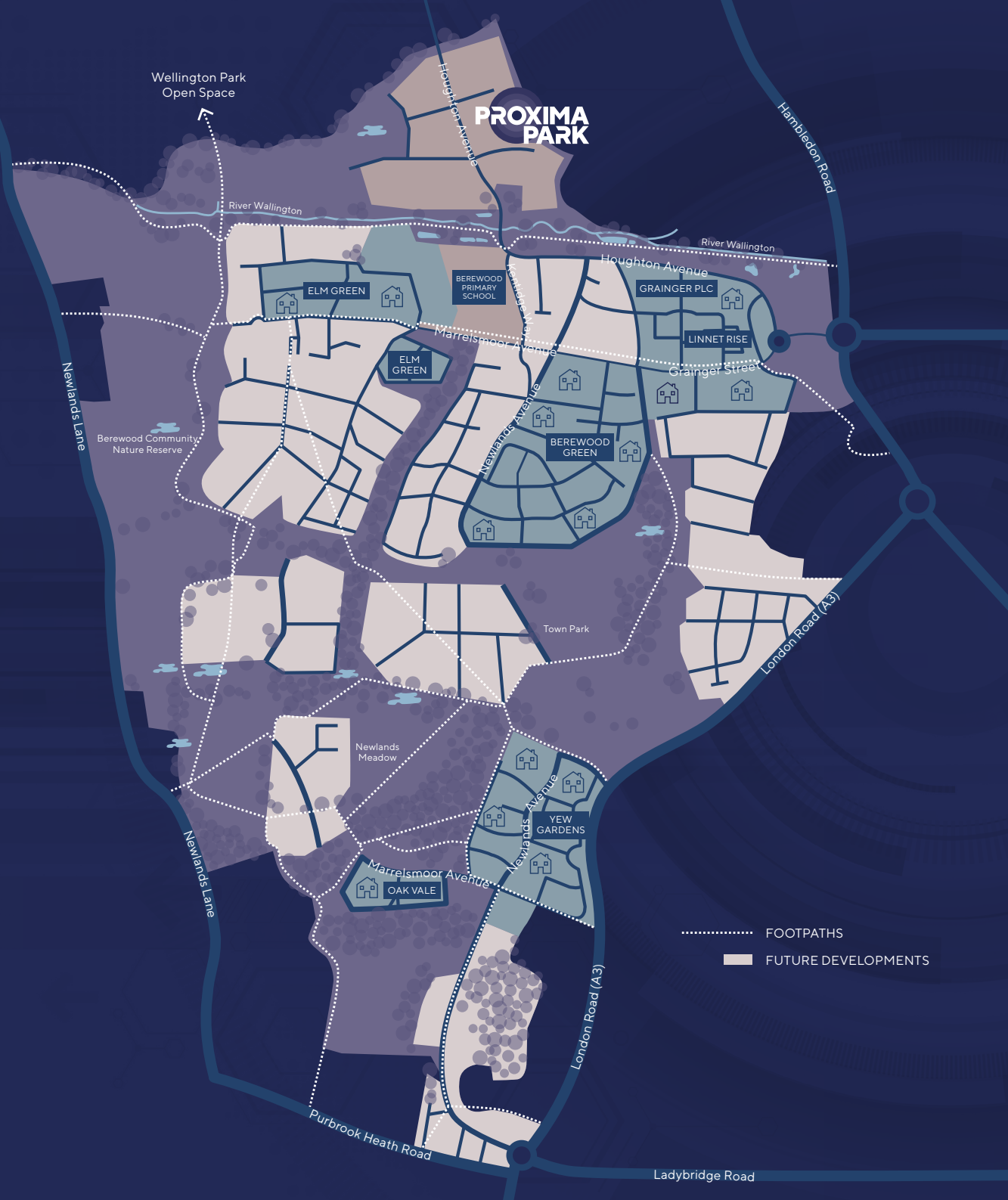
- | | |
|-----------------------------|-----------------------|
| 1 RVG Distribution | 6 Rentokil |
| 2 Horndean Timber Windows | 7 Pelham Laboratories |
| 3 Shift IT Removals | 8 Warburtons |
| 4 Executive Windows | 9 Coopers Fire |
| 5 JNR Precision Engineering | |

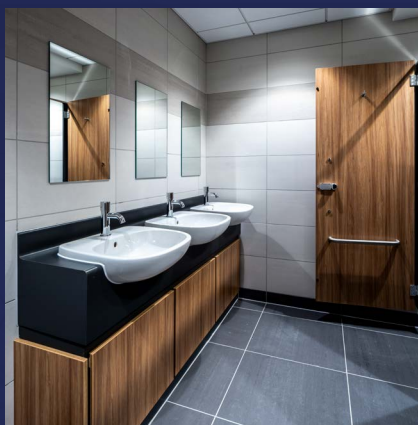
BEREWOOD MASTERPLAN

A NEW NEIGHBOURHOOD WITH 900 HOMES OCCUPIED AND A FURTHER 2,600 NEW HOMES PLANNED FOR CONSTRUCTION.

This exciting development has involved the creation of a new primary school with a local centre also planned. The estate is connected by a series of new footpaths linking directly to Proxima Park, giving residents and employees ample opportunity to walk, run, cycle and explore the estate, providing easy and sustainable access to local amenities.

Access to nature and action for biodiversity are high priorities within the estate; works include the restoration of the River Wallington which runs through the heart of the area, its rewilded banks adding to the estate's attractive landscaped environment and providing excellent natural break spaces for all. A specially commissioned sculpted swift tower, bird boxes and wildlife-friendly planting are among the many biodiversity initiatives, providing habitat for nature, opportunities for everyday wildlife encounter and further contributing to employee well-being.



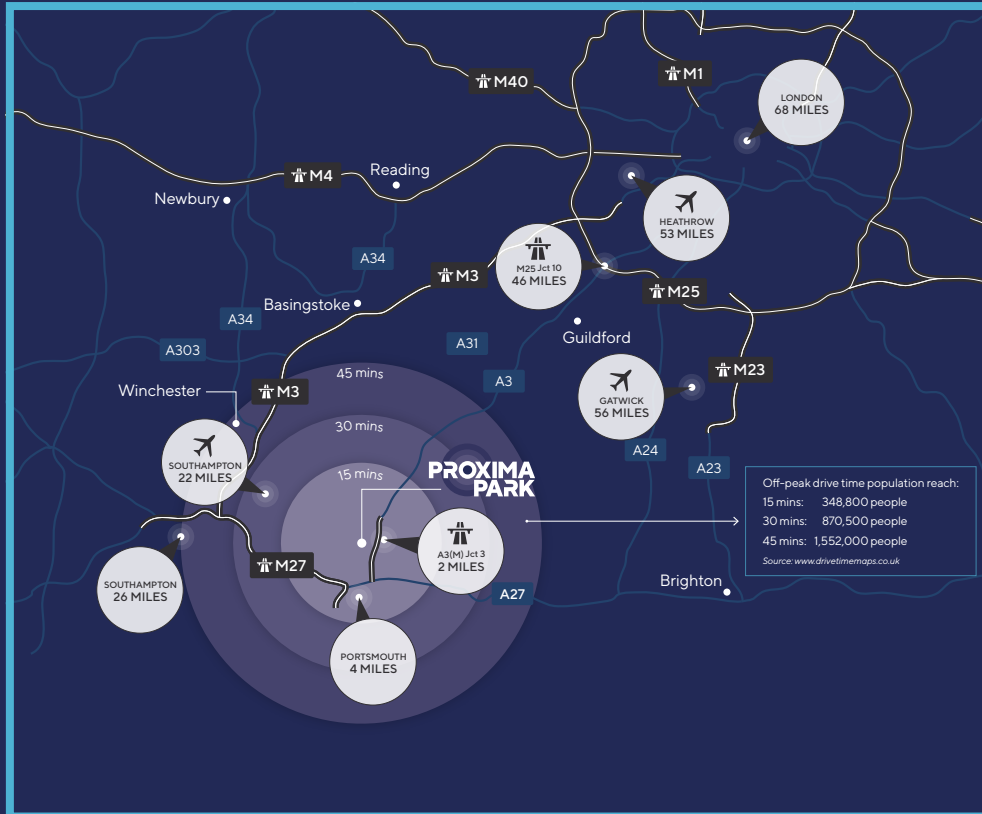


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FURTHER INFORMATION

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

A development by:



CBRE

023 8033 8811

www.cbre.co.uk

Nick Tutton

Nicholas.Tutton@cbre.com
07887 563 264

Oliver Sherriff

Oliver.Sherriff@cbre.com
07919 392 004



023 9220 3200

vailwilliams.com

Russell Mogridge

RMogridge@vailwilliams.com
07815 737 175

Alex Gauntlett

AGauntlett@vailwilliams.com
07584 657 826

Oliver Hockley

OHockley@vailwilliams.com
07557 504 952

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