

REFURBISHED UNITS

TO LET

2,007 - 5,421 ft²

(186.5 - 503.6 m²)



A14

G1

**INDUSTRIAL UNITS
WITH 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



DEFIBRILLATOR



EV CHARGING
POINTS



CYCLE
SPACES

LONDON
70 MILES

LONDON
2 HOURS

M27

SOUTHAMPTON
20 MILES

SOUTHAMPTON
59 MINUTES

MANAGEMENT
OFFICE

DEMOGRAPHICS & ECONOMY

The population of Portsmouth was approximately 210,000 in 2023, making it the second-most densely populated city in the UK. The city is part of the wider Portsmouth urban area, which has a population of over 850,000. Between the last two censuses (held in 2011 and 2021), Portsmouth experienced steady population growth, reflecting its appeal as a place to live, work, and study. The University of Portsmouth plays a significant role in the city's economy and community.

With over 28,000 students, the university contributes to the local economy through employment, student spending, and innovation in key areas such as technology and business. Additionally, the city benefits from its strong maritime and defence industries, with the Royal Navy and associated businesses providing significant employment opportunities. The retail and tourism sectors also thrive due to Portsmouth's strategic location and rich heritage.



WALTON ROAD
PORTSMOUTH PO6 1TS

5,421 ft² (503.6 m²)

UNIT
A14

FULLY REFURBISHED WITH NEW ROOFS



Unit A14	ft ²	m ²
Warehouse	4,629	396.6
Ground Floor Office	549	51
First Floor Office	603	56
Total	5,421	503.6





Unit G1	ft ²	m ²
Warehouse	1,734	161.1
Ground Floor Office	273	25.4
Total	2,007	186.5

Unit G4	ft ²	m ²
Warehouse	1,730	160.7
Ground Floor Office	276	25.6
Total	2,006	186.3



SPECIFICATIONS

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

- Brand new roofs (units A14 & G4)
- First floor offices (unit A14)
- Mains electricity, water and drainage
- 3 phase electricity
- Air conditioning to office space
- Kitchen facility
- Minimum 5 car parking spaces
- On site security
- LED lighting
- Electric loading doors
- Minimum of 10 car parking spaces allocated to Unit A14

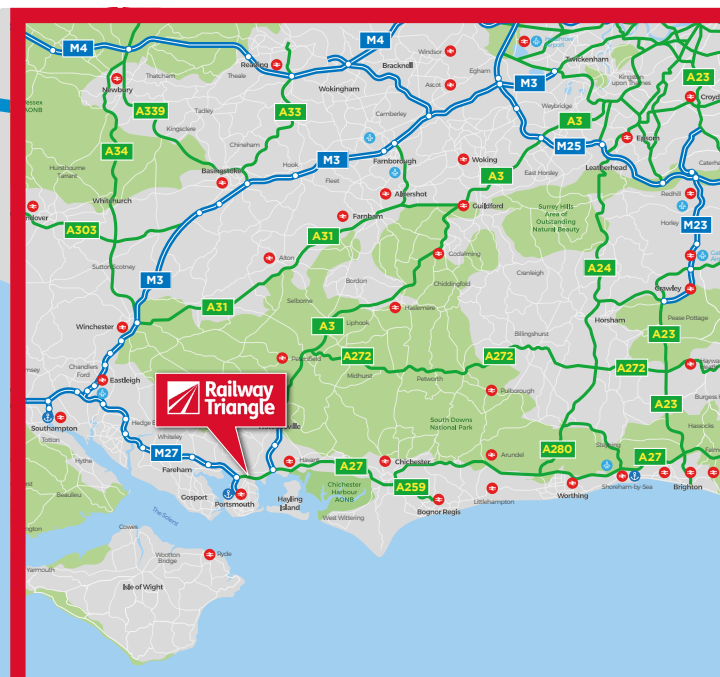


for further information, visit
railwaytriangle.co.uk



**Railway
Triangle**

WALTON ROAD
PORTSMOUTH PO6 1TS



VIEWING & FURTHER INFORMATION

Vail Williams
023 9220 3200

Lambert Smith Hampton
01489 579579
www.lsh.co.uk

Alex Gauntlett
07584 657 826
agauntlett@vailwilliams.com

Elise Evans
07703 393 120
eevans@lsh.co.uk

Russell Mogridge
07815 737 175
rmogridge@vailwilliams.com

George Cook
07596 578 707
gcook@lsh.co.uk

TRAVEL

A3 (M) / M27	1 mile
Portsmouth International Port	4.5 miles
Southampton	20 miles
London	70 miles
Southampton	59 minutes
London	2 hours



**WALTON ROAD
PORTSMOUTH PO6 1TS**

Vail Williams & Lambert Smith Hampton for themselves and for the vendors or lessors of this property whose agents they are give notice that these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract. No person in the employment of Vail Williams & Lambert Smith Hampton has any authority to make or give any representational warranty whatsoever in relation to this property. Prepared May 2025. Designed by **threesixtygroup**