


ALPHA


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


WWW.ALPHA-A3.CO.UK


50,375 SQ FT (4,680 SQ M)
**INDUSTRIAL UNIT WITHIN
SECURE SITE WITH
IMMEDIATE ACCESS
TO J3 A3(M)**
UNDER REFURBISHMENT
COMPLETING Q2 2025


Area (GIA)	Sq Ft	Sq M
Warehouse	45,047	4,185
First Floor Office	4,327	402
Second Floor Plant Room	1,001	93
Total	50,375	4,680


- 


Under Refurbishment
- 


5 Electric Level Loading Doors
- 


Target EPC B
- 


112 Parking Spaces (Including 9 Disabled Spaces)
- 


Ground And First Floor Offices
- 


6 Active Electric Charging Spaces (+ 6 Passive)
- 


Shower Facilities
- 

Cycle Storage
- 

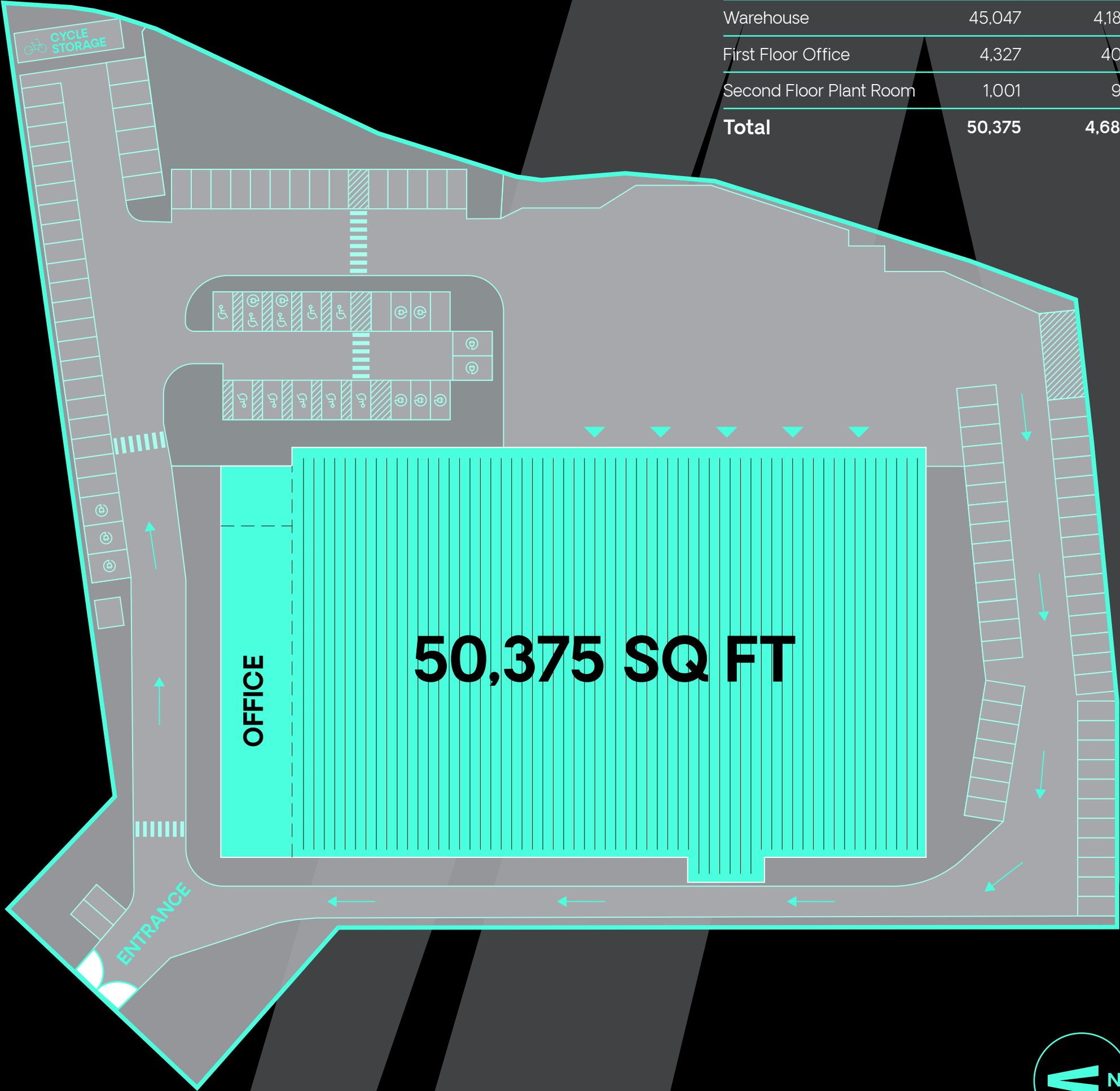
Kitchenette
- 

650 KVA
- 

Secure Site
- 

7.5 m Eaves Height
- 

PV Panels



SELF
CONTAINED



IN GOOD COMPANY

Alpha Waterlooville, is a 50,375 sq ft self-contained industrial unit undergoing extensive refurbishment works. The building boasts a 277 kWp solar PV array which is provided free of charge to the tenant.

The unit is located on Waterbury 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



CrossFit

Crosby | SD

cemco



Ensinger

ASDA

M25 (J10) / M3 (J5)

M27 (J12)

A3(M)

J3

A3(M)

A3

Town Centre

Ellettra Ave

Hambledon Rd

ALPHA

Waterberry Dr



Strategically located with immediate access to the A3, Alpha Waterlooole 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 labor pool for logistics operations

FOR FURTHER INFORMATION:



Natasha Ryan
natasha.ryan@savills.com
07812 760 310

Simon Woodruff
simon.woodruff@savills.com
07967 872 948



Adrian Whitfield
adrian.whitfield@realest.uk.com
07901 558 730

Lauren Udall
lauren.udall@realest.uk.com
07799 623 239

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