REFURBISHED UNITS

TO LET

2,003 - 10,027 ft²

(186.1 - 931.5 m²)

Railway Triangle



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

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 can 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



DEMOGRAPHICS & ECONOMY

Portsmouth is a major coastal city with an estimated population of 211,500 in 2025. It is the second most densely populated local authority outside London, with approximately 5,200 people per square kilometre. The city has a sizeable working-age population, with more than 142,000 residents aged between 16 and 64, providing an established labour pool for businesses across the region.

The University of Portsmouth is an important contributor to the local economy, with approximately 26,600 students supporting the city through employment, spending, research and innovation. Portsmouth also has a strong industrial heritage and a diverse economic base, with key sectors including defence, aerospace, advanced manufacturing, engineering and maritime industries. The Royal Navy, BAE Systems and a network of specialist engineering and technology businesses are important regional employers, while the city's retail, leisure and tourism sectors add to its economic diversity.

Railway Triangle

WALTON ROAD
PORTSMOUTH PO6 1TS



2,003 ft² (186.1 m²)

UNIT G3

FULLY REFURBISHED

Unit G3	ft²	m²	EPC
Warehouse	1,729	160.6	B-41
Ground Floor Office	274	25.5	
Total	**2,003**	**186.1**	



10,027 ft² (944.3 m²)

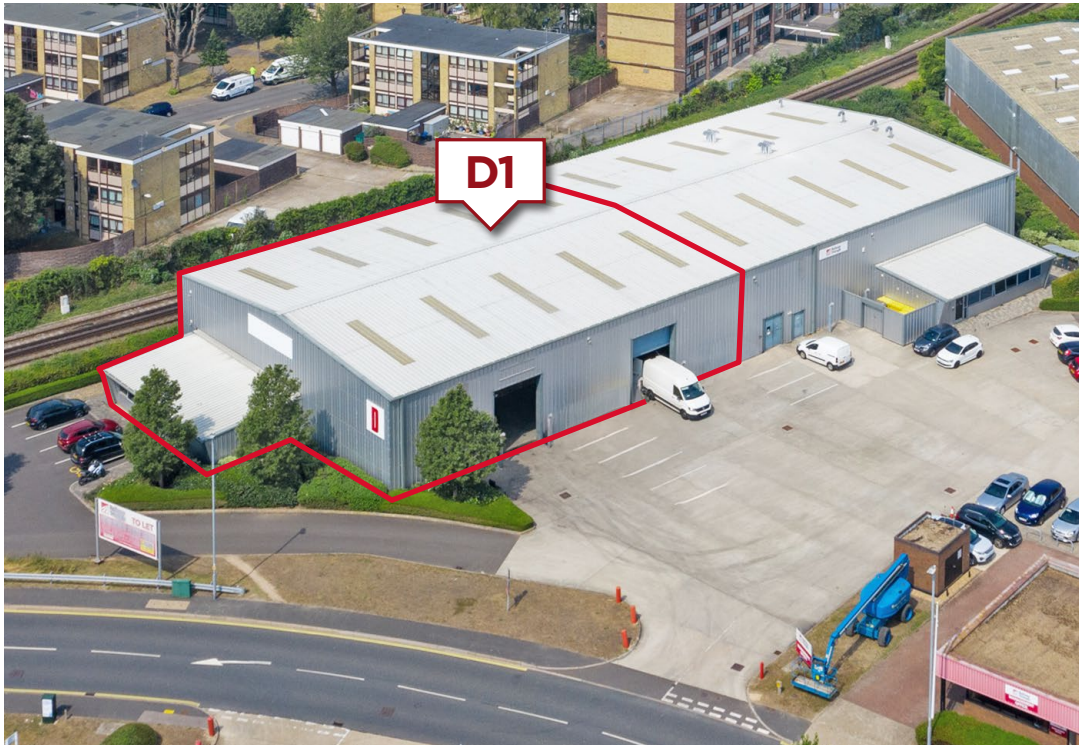
UNIT D1

TO BE REFURBISHED

Unit D1	ft²	m²	EPC
Warehouse	9,060	841.7	D-85*
Ground Floor Office	967	89.8	
Total	**10,027**	**931.5**	

*Targeted EPC B Rating. To be reviewed post-refurbishment.



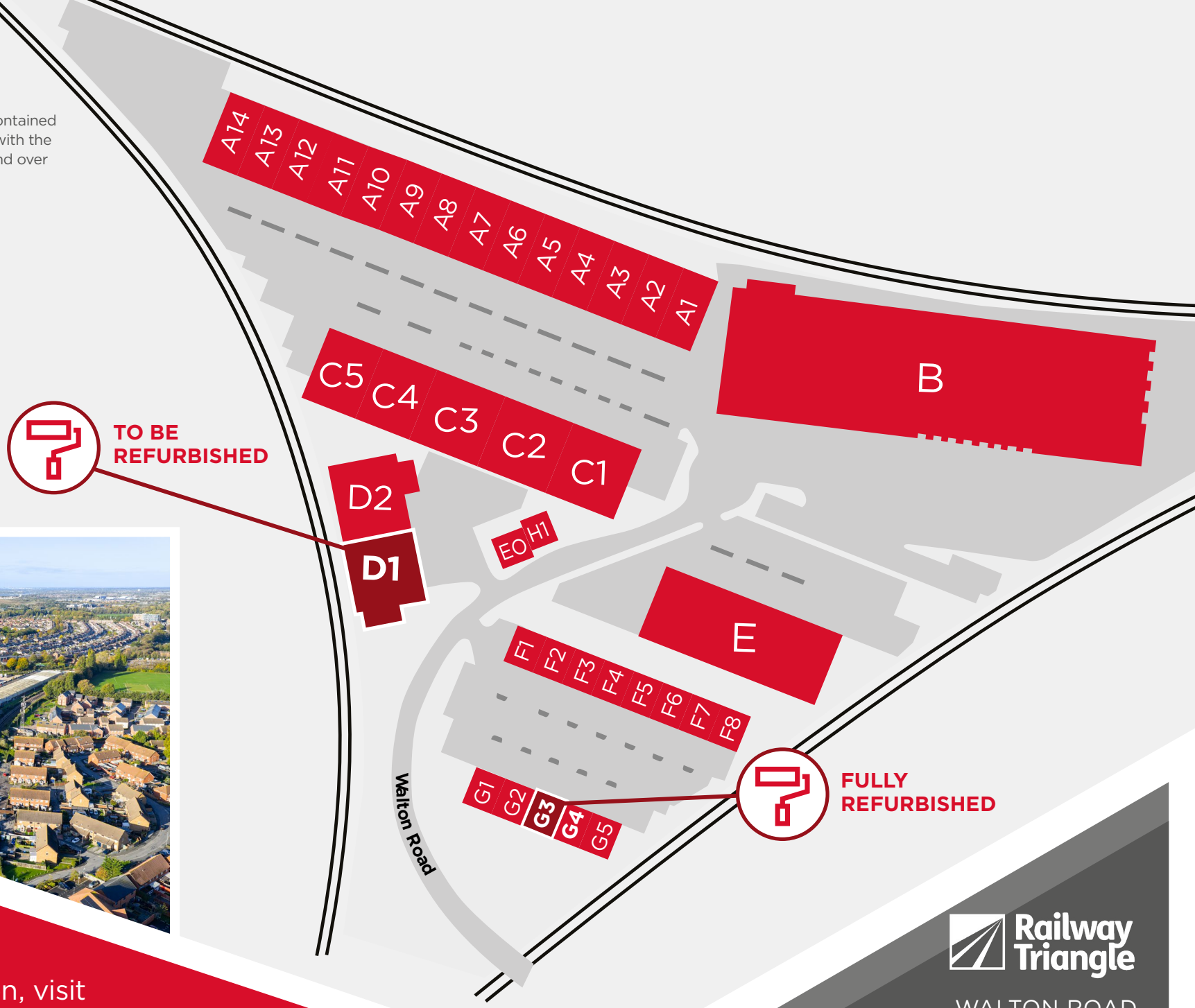


SPECIFICATIONS

Available accommodation comprises of refurbished (or to be refurbished) self-contained units of steel portal frame construction with the benefit of ground floor offices and up and over loading doors with loading canopies.

- Ground floor offices
- Mains electricity, water and drainage
- 3 phase electricity
- Air conditioning to office space
- Kitchen facilities
- On site security
- LED lighting
- Electric loading doors
- Allocated car parking
  Unit G3: 5 spaces
  Unit D1: 12 spaces
  (additional spaces on site, subject to direct terms with the landlord)



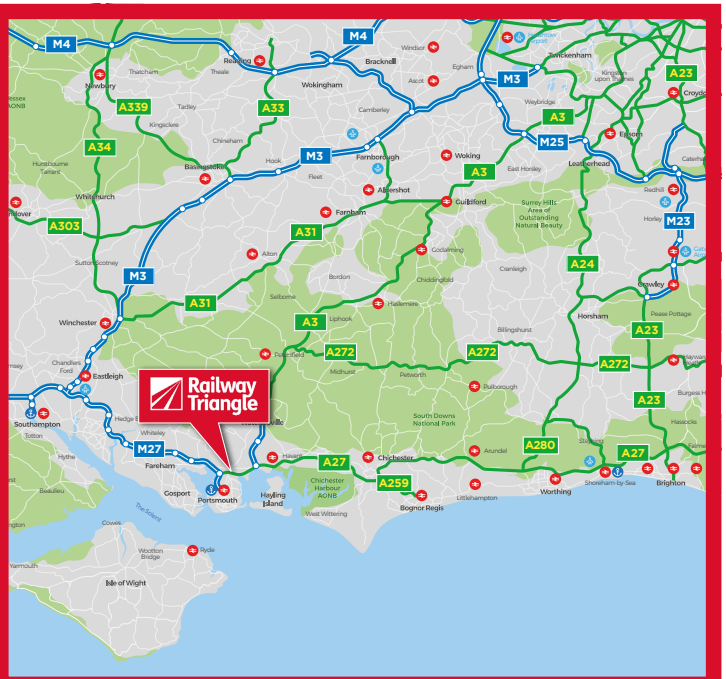


for further information, visit
railwaytriangle.co.uk

Railway Triangle

WALTON ROAD
PORTSMOUTH PO6 1TS





VIEWING & FURTHER INFORMATION

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TRAVEL

Access to A27, A3 (M) / M27	1 mile
Southampton Docks	20 miles
London	70 miles
Southampton (from Cosham)	28 min
London Waterloo (via Havant)	1 hr, 28 min
Southampton Airport	20 miles
Heathrow Airport	60 miles
Gatwick Airport	70 miles

Railway Triangle
WALTON ROAD
PORTSMOUTH PO6 1TS

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