

UNIT B TO LET
106,498ft²
(9,894 m²)



UNDER REDEVELOPMENT - AVAILABLE Q3 2025

HEADQUARTERS / INDUSTRIAL WAREHOUSE UNIT

LOCATED WITHIN CLOSE PROXIMITY TO M27 CORRIDOR AND A3(M) TO LONDON
BREEAM EXCELLENT & EPC A TARGETED

WALTON ROAD
PORTSMOUTH PO6 1TS

Detached Modern Warehouse with Grade A Ancillary Office Accommodation Arranged Over the First and Second Floors with an Undercroft Area



Targeting EPC A,
BREEAM Excellent
and Fitwel Enabled



Compliant with
the Latest Part
L of the Building
Regulations



Power Supply:
2.1 MVA



Height to
Underside of
Haunch: 12 m



PV Panels



Floor Loading:
50 kN/sq m



32 Active EV
Charging Spaces,
with a 7kw Power
Supply*



4 Level Loading
Doors, 6 Dock
Loading Doors and
2 Euro Dock Level
Doors



Enhanced
Landscaping



LED Lighting



Insulated External
Doors



VRF Heating
System for Offices



Leak Detection
Technology



Cycle Storage
Facilities



100 Car Parking
Spaces and 6
Disabled Car
Parking spaces



Yard Depths:
43 m to 47 m

UNIT B

DESCRIPTION

Unit B will comprise a new build, sustainable detached industrial/warehouse of steel portal frame construction. The unit is under redevelopment. Available Q3 2025.

ACCOMMODATION

On completion, the accommodation will be measured on a gross external basis and comprises of the following:

	m ²	ft ²
Ground Floor Warehouse (incl. Undercroft)	9,187	98,888
1st Floor - Office	341	3,670
2nd Floor - Office	366	3,939
Total	9,894	106,498

USE CLASSES

E(g)(i)
E(g)(ii)
E(g)(iii)
B2
B8

A14
A13
A12
A11
A10
A9
A8
A7
A6
A5
A4
A3
A2
A1

C5
C4
C3
C2
C1

D2
D1

EO H1

E

F1
F2
F3
F4
F5
F6
F7
F8

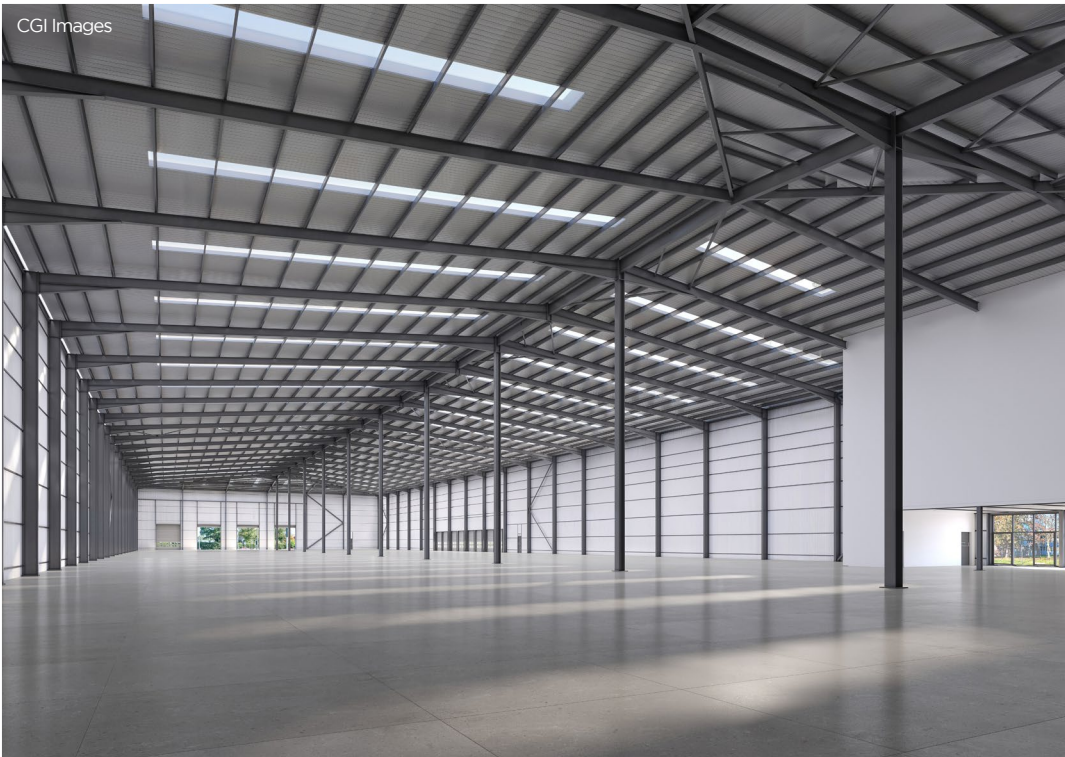
G1
G2
G3
G4
G5

Walton Road

for further information, visit
railwaytriangle.co.uk



WALTON ROAD
PORTSMOUTH PO6 1TS



PRIME LOCATION

ACCESS TO A3(M), M27 & A27

**PO6 1TS**

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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.

LONDON
70 MILES

LONDON
1 hr, 20 min
(via Havant)

UNIT B

 **SOUTHAMPTON**
28 min
(from Cosham)

**MANAGEMENT
OFFICE**

M27/A27

PORTSMOUTH
4.2 MILES

SOUTHAMPTON
20 MILES

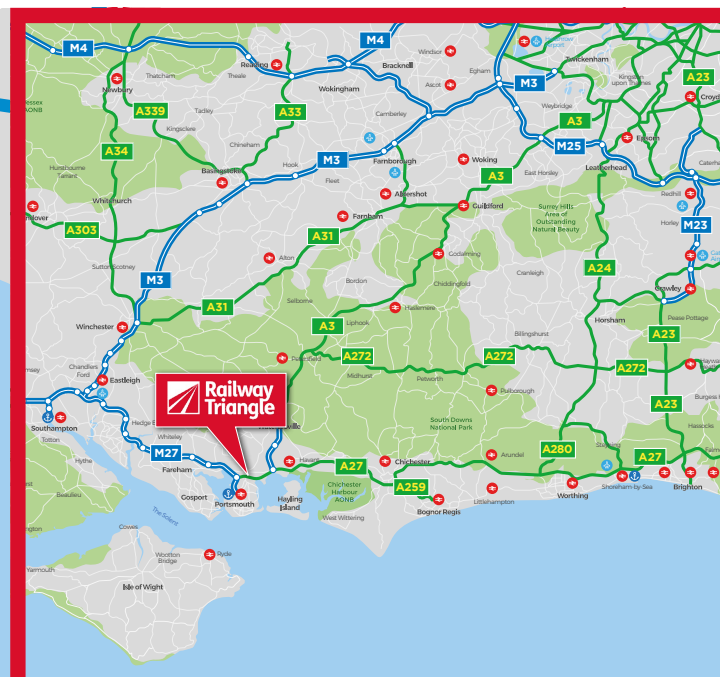
DEMOGRAPHICS & ECONOMY

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.



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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



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