

UNITS 510 AND 520

44,681 - 97,607 SQ FT (4,151 - 9,068 SQ M) TO LET
INDUSTRY LEADING SUSTAINABILITY CREDENTIALS

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

**PROXIMA
PARK**

PROXIMAPARK.CO.UK



A development by:
DELANCEY

AVAILABLE FOR OCCUPATION SUMMER 2026

OVERVIEW



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



Enhanced specification facility situated within a landscaped environment



Only 2 miles from the A3(M), J3



Strategically located between Portsmouth and London



24/7 access



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



Ample sized yards



Superb local amenities



Established industrial/distribution location

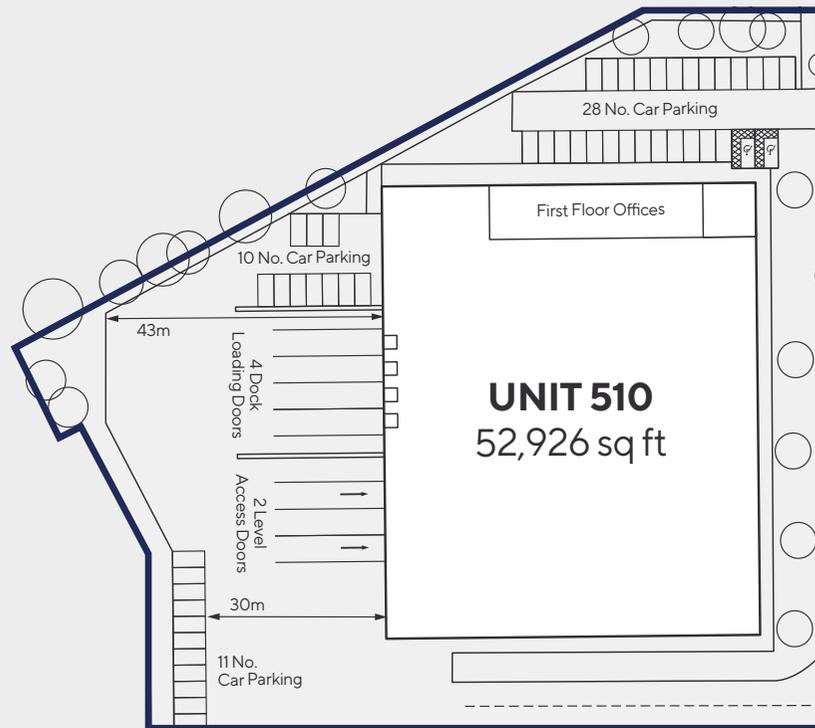


UNIT 510

ACCOMMODATION

| | SQ FT | SQ M |
|--------------|---------------|--------------|
| Warehouse | 46,105 | 4,283 |
| Offices | 6,822 | 634 |
| Total | 52,926 | 4,917 |

All areas are calculated on a Gross External basis.



SPECIFICATION



Computer generated image

BREEAM

Targeting BREEAM 'Outstanding'



Targeting EPC rating A+



4 dock level and 2 level access loading doors



30-43m yard depth



50 kN/m² floor loading



Minimum 12m clear internal height



49 car parking spaces



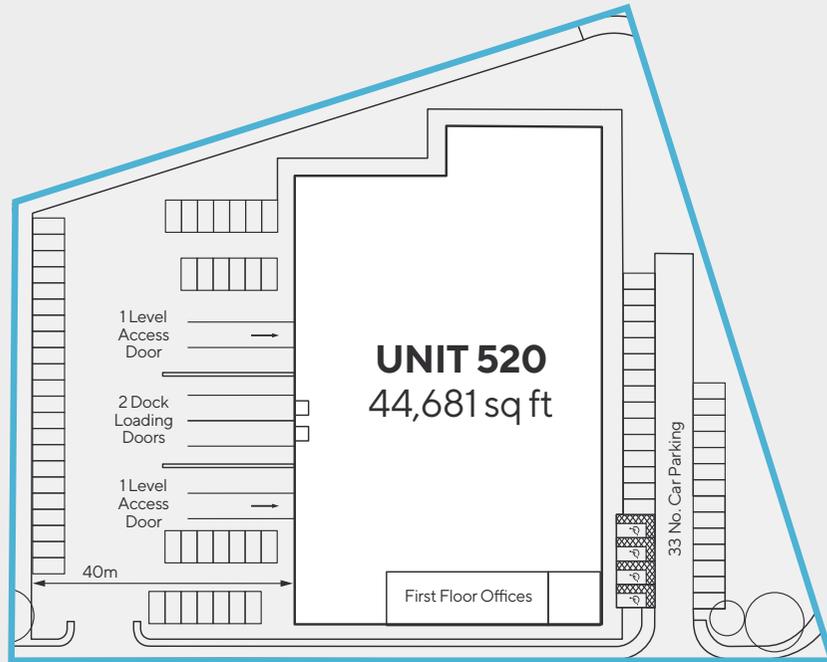
Power 475 kVA

UNIT 520

ACCOMMODATION

| | SQ FT | SQ M |
|--------------|---------------|--------------|
| Warehouse | 37,414 | 3,476 |
| Offices | 7,267 | 675 |
| Total | 44,681 | 4,151 |

All areas are calculated on a Gross External basis.



SPECIFICATION



BREEM

Targeting
BREEM
'Outstanding'



Targeting
EPC rating A+



2 dock level and
2 level access
loading doors



40m
yard depth



50 kN/m²
floor loading



Minimum
12m clear
internal height



81 car parking
spaces



Power
475 kVA



SUSTAINABILITY



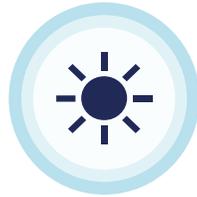
Solar PV panels with 58,288 kWh provision annually, offering potential savings of £13,989 pa*



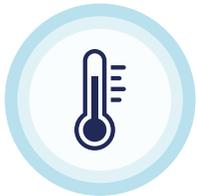
LED lights throughout with motion sensor and dimming control



20% car EV charging (van and lorry EV provision ready)



15% rooflights to warehouse



Air source heat pumps

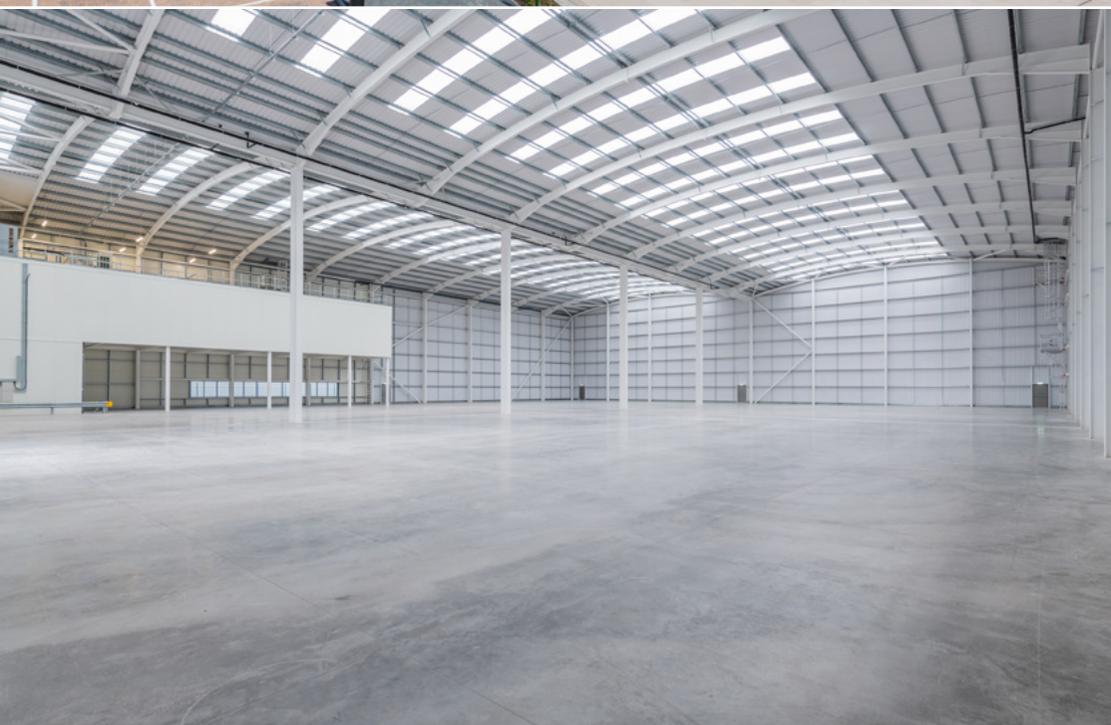


Water leak detection system and low-flow sanitary ware



Indicative image

*Savings are estimated based on a fully delivered electricity cost of 24p/kWh and the PV manufacturer's maximum projected annual energy generation. Actual financial benefits will vary based on facility usage and system performance.



OVERVIEW



PROXIMA PARK

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

FURTHER INFORMATION

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

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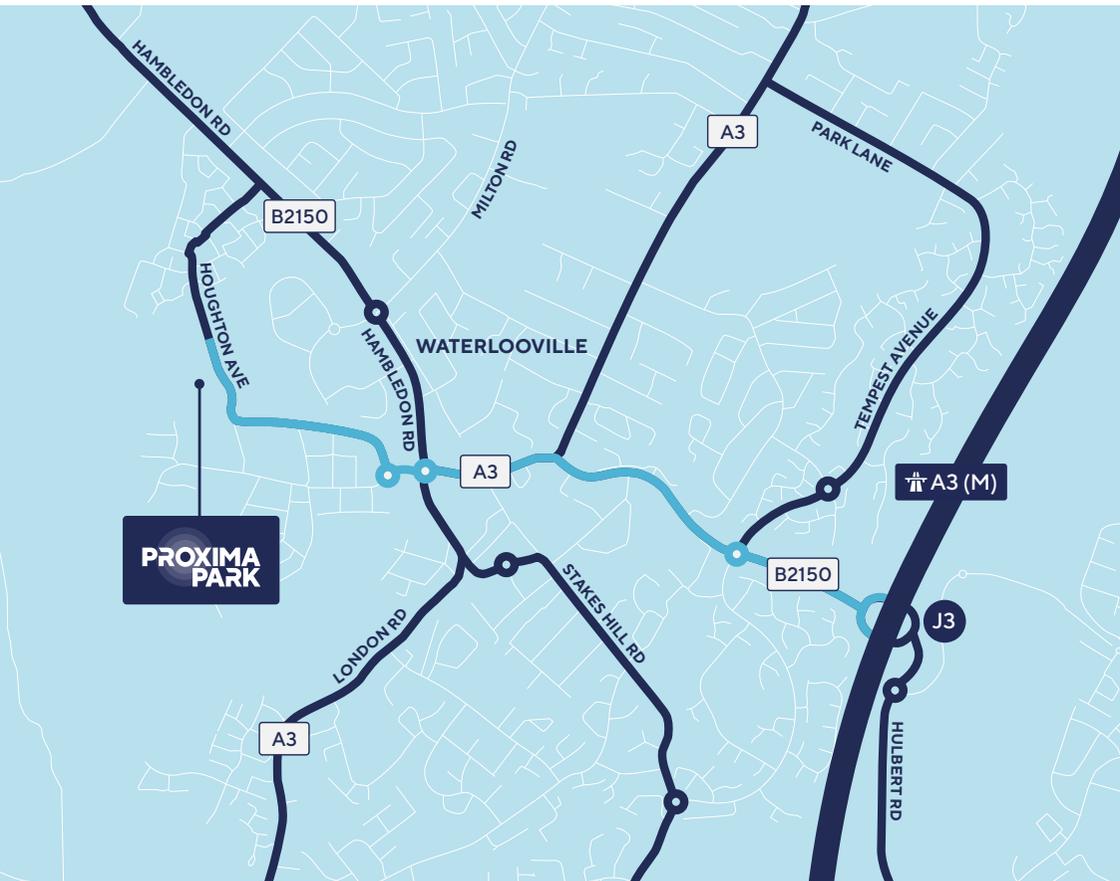


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DELANCEY