

UNITS A5, A9 & A12-13

TO LET

5,380 ft² - 10,705 ft²

(499.8 m² - 994.5 m²)



A13

A12

A9

A5

**NEWLY
REFURBISHED
INDUSTRIAL UNITS
WITH FIRST FLOOR
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

LONDON
70 MILES

LONDON
2 HOURS

M27

SOUTHAMPTON
20 MILES

SOUTHAMPTON
59 MINUTES

MANAGEMENT
OFFICE

 **Railway
Triangle**

WALTON ROAD
PORTSMOUTH PO6 1TS

5,402 ft² (501.8m²)

**UNIT
A5**



	ft ²	m ²
Warehouse	4,802	44.1
First Floor Office	600	55.7
Total	5,402	501.8

10,705 ft² (994.6m²)

**UNITS
A12-13**



	ft ²	m ²
Warehouse	9,489	881.6
First Floor Office	1,216	113
Total	10,705	994.6



5,346 ft² (496.7m²)

**UNIT
A9**



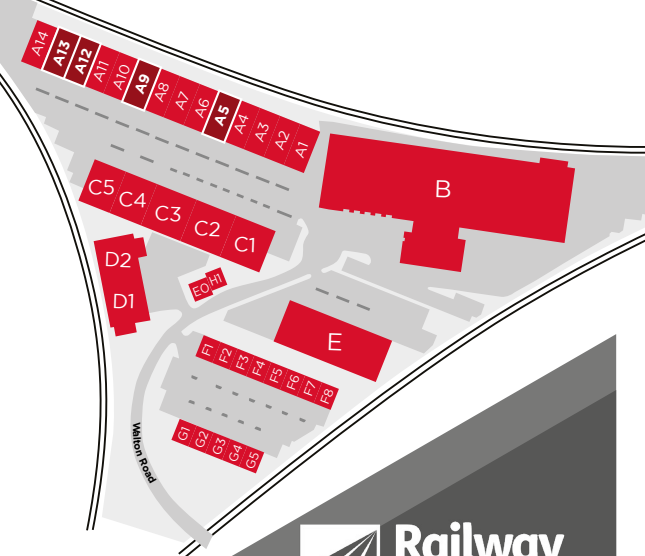
	ft ²	m ²
Warehouse	4,698	436.5
First Floor Office	648	60.2
Total	5,346	496.7



SPECIFICATIONS

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

- Minimum eaves height 4.9m
- Mains gas, water and drainage
- 3 phase electricity
- Air conditioning to office space
- Kitchen facility
- Minimum 10 car parking spaces
- On site security
- Warehouse Gas Heaters (A12-13)
- LED lighting
- Electric loading doors
- Fully refurbished



**Railway
Triangle**

WALTON ROAD
PORTSMOUTH PO6 1TS



VIEWING & FURTHER INFORMATION



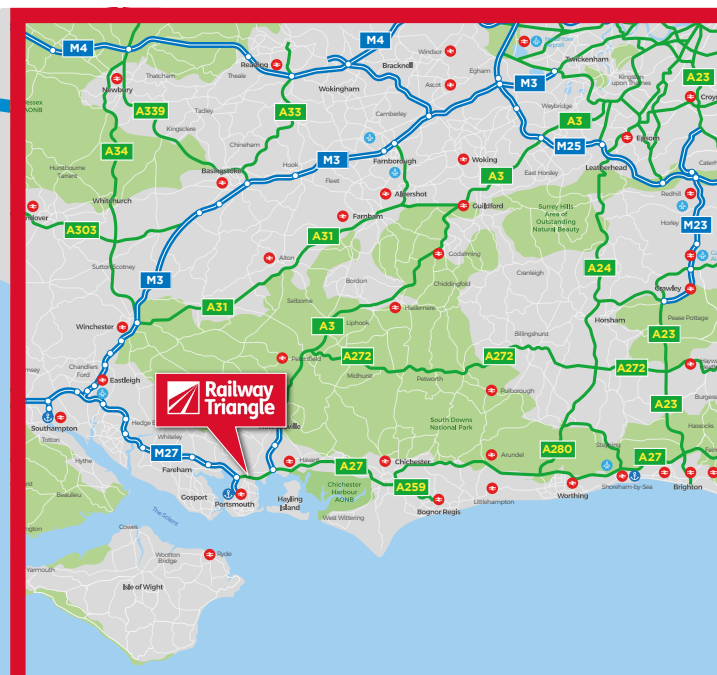
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TRAVEL



A3 (M) / M27 1 mile

Southampton 20 miles

London 70 miles



Southampton 59 minutes

London 2 hours



**WALTON ROAD
PORTSMOUTH PO6 1TS**

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