

merlin park

AIRPORT SERVICE ROAD ■ PORTSMOUTH ■ PO3 5PR

CANMOOR



# New Industrial/Warehouse Units 8,000 - 41,600 sq ft (743 - 3,865 sq m) **TO LET**

- M27 J12 - 2.8 miles
- Portsmouth Ferry Port - 3.5 miles
- M27/M3 intersection - 20 miles
- 18m to 35m yards
- BREEM rating Very Good
- B1, B2 & B8 uses

# PORTSMOUTH





## SPECIFICATION

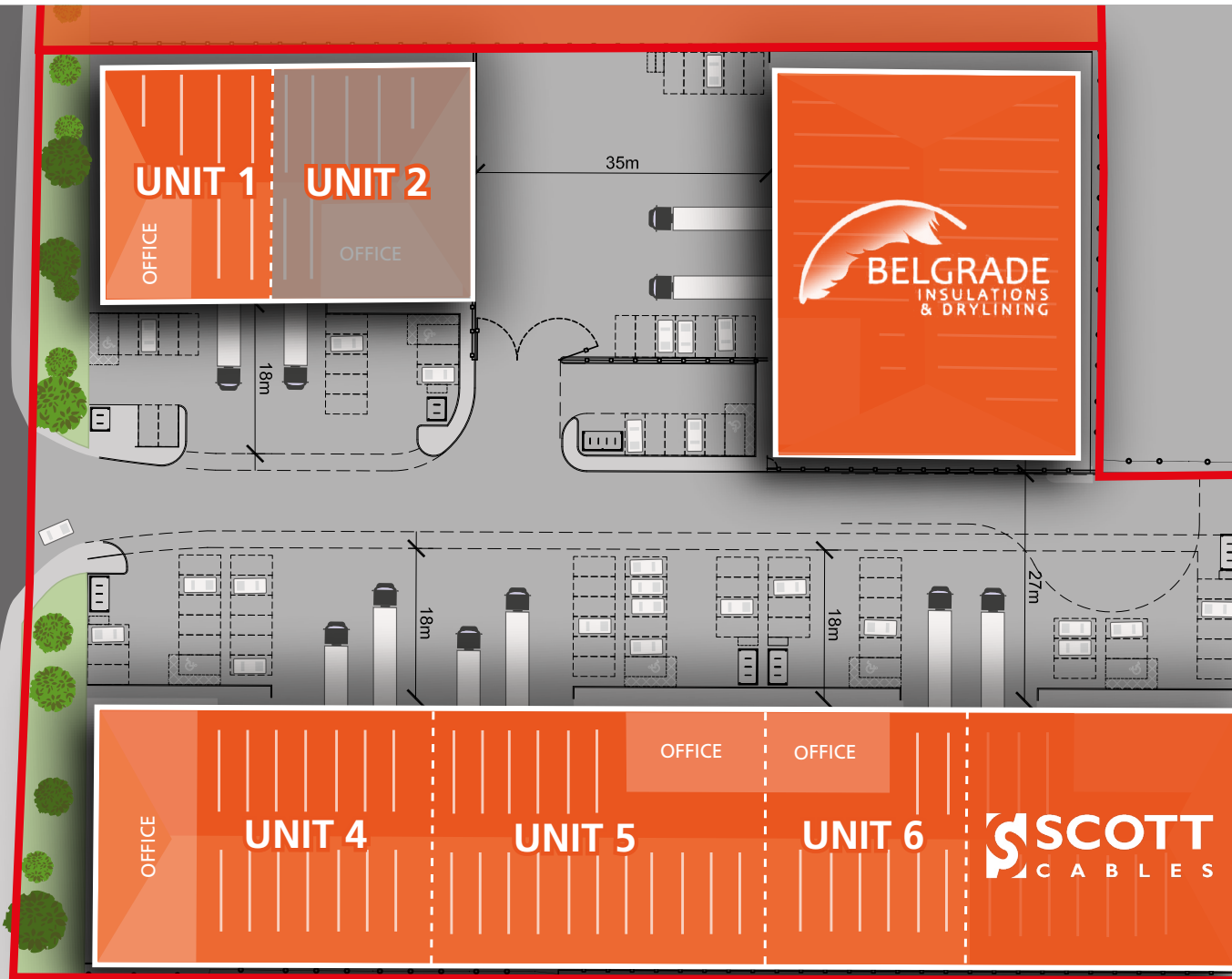
### UNIT 1, 2, 4, 5, 6 & 7

- B1, B2 and B8 uses
- 18m deep yards
- 9m minimum clear internal height
- Surface level loading doors
- Car and motorcycle parking spaces
- Floor loading 37.5kN/m<sup>2</sup>
- Quality fitted first floor offices
- Inc cooling, heating, lighting, carpets
- Kitchenettes and WC's

### UNIT 3

- B1, B2 and B8 uses
- Detached unit
- 35m deep secure yard
- 9m minimum clear internal height
- 3 surface level loading doors
- 18 car and 2 motorcycle parking spaces
- Floor loading 37.5kN/m<sup>2</sup>
- Quality fitted first floor offices
- Inc cooling, heating, lighting, carpets
- Kitchenettes and WC's





ACCOMMODATION

|        |              | sq ft         | sq m         |
|--------|--------------|---------------|--------------|
| UNIT 1 | Warehouse    | 6,222         | 578          |
|        | Offices      | 1,814         | 169          |
|        | <b>Total</b> | <b>8,036</b>  | <b>747</b>   |
| UNIT 2 | Warehouse    | 4,485         | 695          |
|        | Offices      | 1,814         | 169          |
|        | <b>Total</b> | <b>9,299</b>  | <b>864</b>   |
| UNIT 3 | Warehouse    | 1,555         | 1,752        |
|        | Offices      | 1,917         | 178          |
|        | <b>Total</b> | <b>20,772</b> | <b>1,930</b> |
| UNIT 4 | Warehouse    | 13,339        | 1,239        |
|        | Offices      | 3,208         | 298          |
|        | <b>Total</b> | <b>16,547</b> | <b>1,537</b> |
| UNIT 5 | Warehouse    | 13,283        | 1,234        |
|        | Offices      | 1,896         | 176          |
|        | <b>Total</b> | <b>15,179</b> | <b>1,410</b> |
| UNIT 6 | Warehouse    | 7,961         | 740          |
|        | Offices      | 1,894         | 176          |
|        | <b>Total</b> | <b>9,855</b>  | <b>916</b>   |
| UNIT 7 | Warehouse    | 1,584         | 983          |
|        | Offices      | 1,886         | 175          |
|        | <b>Total</b> | <b>12,470</b> | <b>1,158</b> |

\*APPROX GEA MEASUREMENTS

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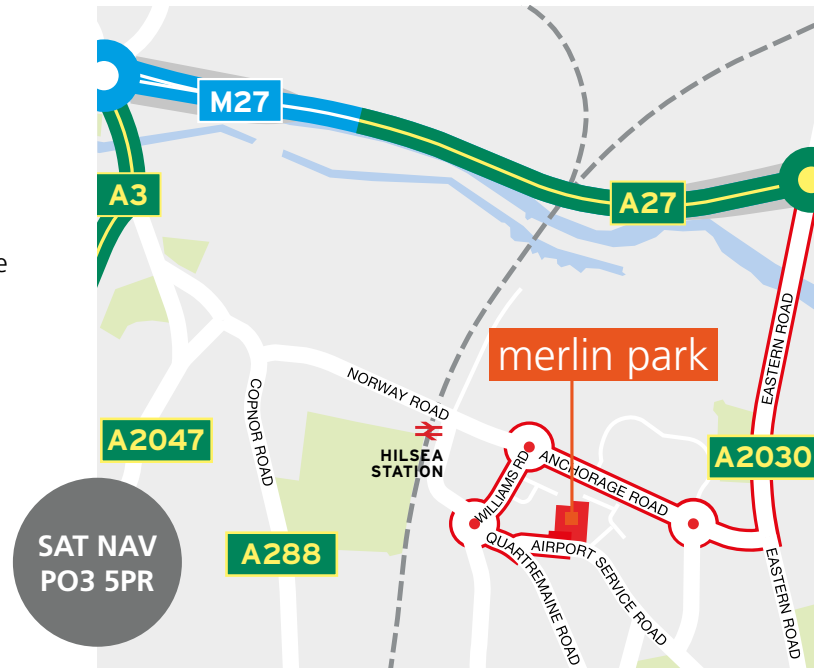


## LOCATION

Merlin Park occupies a prominent location at the junction of Williams Road and Airport Service Road on the Airport Industrial Estate in Portsmouth. Its close proximity to the A2030 Eastern Road provides direct access to the A27 which has further links to the M27, A3(M) and the City Centre via the M275. The Continental Ferry Port and Naval Dockyard are both within 4 miles.

## TERMS

The units are now completed and ready for occupation, and are available on new leases – rent and terms on application.



| Road                             |           |
|----------------------------------|-----------|
| A3(M) to London, M25 & Guildford | 2.7 miles |
| M27 (J12) & M275                 | 2.8 miles |
| M27/M3 Intersection              | 20 miles  |

| Port                  |           |
|-----------------------|-----------|
| Portsmouth Ferry Port | 3.8 miles |
| Southampton Port      | 20 miles  |

| Airport             |          |
|---------------------|----------|
| Southampton Airport | 19 miles |
| Gatwick Airport     | 61 miles |
| Heathrow Airport    | 65 miles |

## FURTHER INFORMATION & VIEWING

For more information, plans and specifications are available through our joint sole agents.

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