

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
- BREEAM rating Very Good
- B1, B2 & B8 uses

PORTSMOUTH



SPECIFICATION

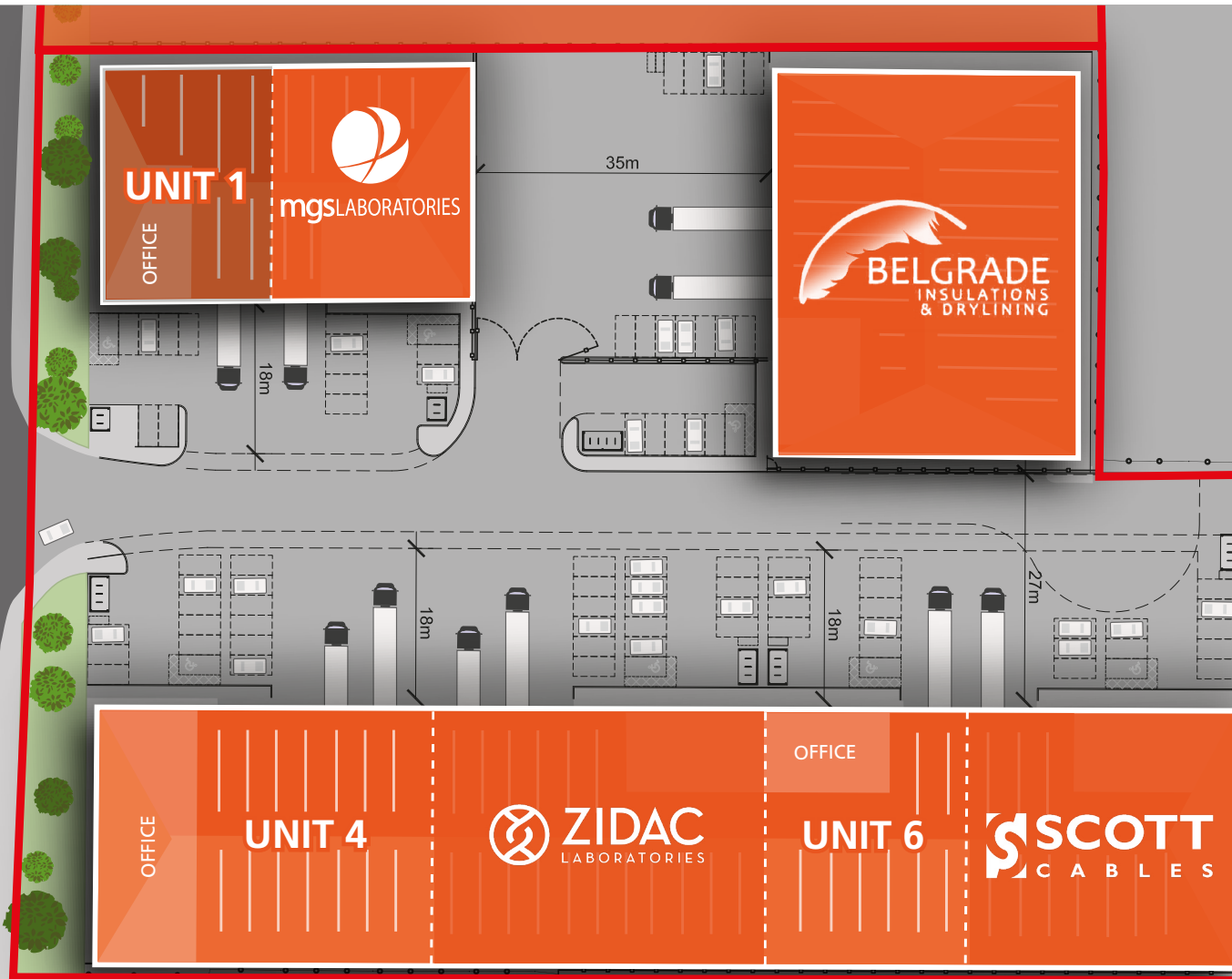
UNIT 1, 2, 4, 5, 6 & 7

- 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/m²
- 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/m²
- Quality fitted first floor offices
- Inc cooling, heating, lighting, carpets
- Kitchenettes and WC's





ACCOMMODATION

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

*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.

**Lambert
Smith
Hampton**

01489 579579
www.lsh.co.uk

Robin Dickens
07977 519 333
rdickens@lsh.co.uk

Guy Jackson
07525 631 305
grjackson@lsh.co.uk

CBRE

+44 (0)23 8033 8811

www.cbre.co.uk

Nick Tutton
07887 563 264
nicholas.tutton@cbre.com

Oliver Sherriff
07919 392 004
oliver.sherriff@cbre.com