

AVAILABLE
Q1 2018



New Industrial/Warehouse Units 8,000 – 50,000 sq ft (743 - 4,645 sq m)

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

PORTSMOUTH

merlin park

AIRPORT SERVICE ROAD ■ PORTSMOUTH ■ PO3 5PR



SPECIFICATION

UNIT 1, 2, 4, 5 & 6

- 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

UNIT 3

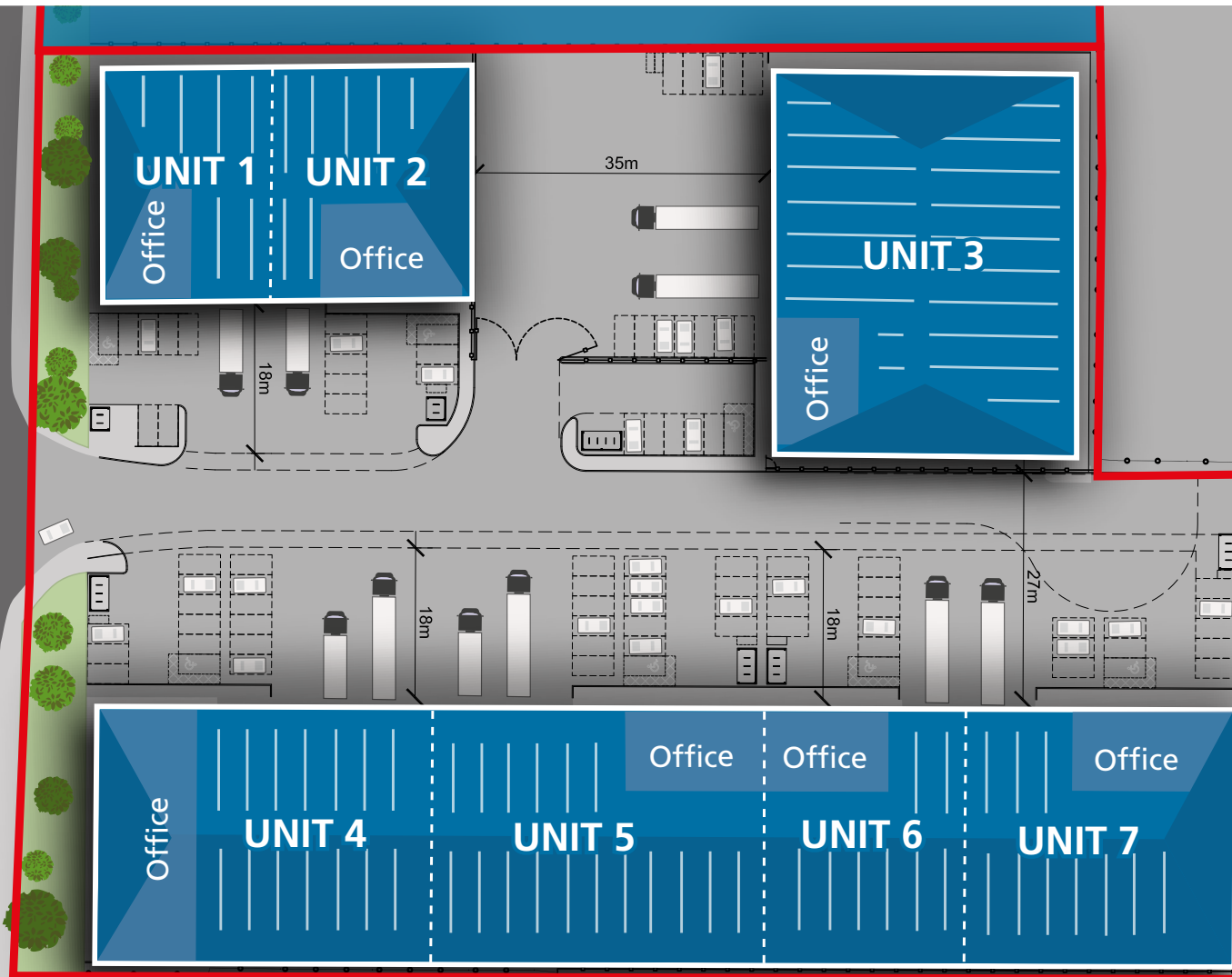
- B1, B2 and B8 uses
- Detached unit
- 35m deep secure yard
- 9m minimum clear internal height
- 3 surface level loading doors
- 18 car and 2 motorcycle parking spaces
- Floor loading 37.5Kn/m2

UNIT 7

- B1, B2 and B8 uses
- 27m deep yard
- 9m minimum clear internal height
- 1 surface level loading door
- 11 car parking spaces
- Floor loading 37.5Kn/m2



PORTSMOUTH



ACCOMMODATION

		sq ft	sq m
UNIT 1	Warehouse	6,110	568
	Offices	1,910	178
	Total	8,020	746
UNIT 2	Warehouse	7,360	684
	Offices	1,910	178
	Total	9,270	862
UNIT 3	Warehouse	18,520	1,721
	Offices	1,910	178
	Total	20,430	1,899
UNIT 4	Warehouse	13,020	1,210
	Offices	3,440	320
	Total	16,460	1,530
UNIT 5	Warehouse	13,020	1,210
	Offices	1,860	173
	Total	14,880	1,383
UNIT 6	Warehouse	7,810	726
	Offices	1,860	173
	Total	9,670	899
UNIT 7	Warehouse	10,410	968
	Offices	1,890	176
	Total	12,300	1,144

* APPROX GEA MEASUREMENTS

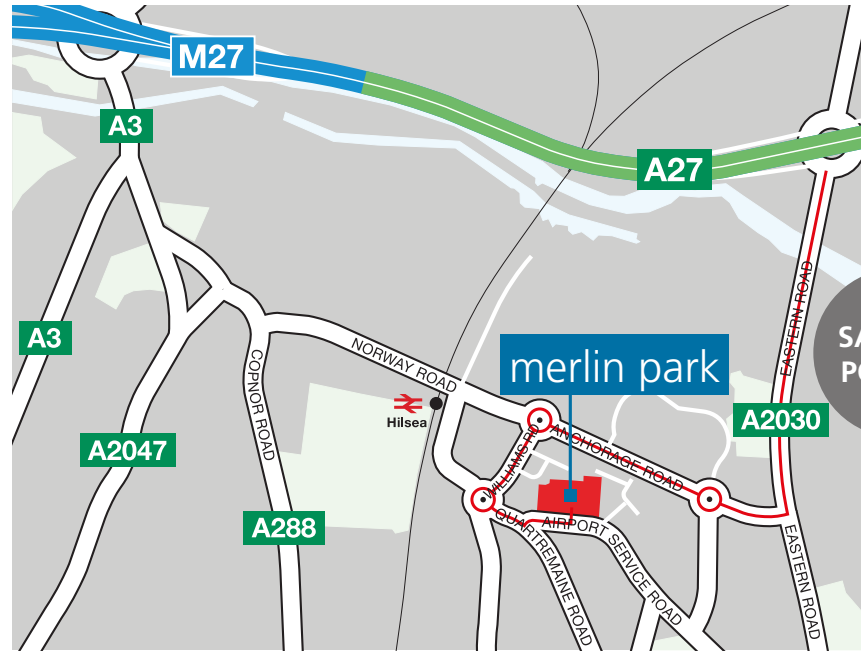
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CANMOOR

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.



COMMUNICATIONS

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

Further information, plans and specifications are available on a basis through our joint sole agents.

TERMS

The completed units will be available to let on new leases – rent on application.

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