

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

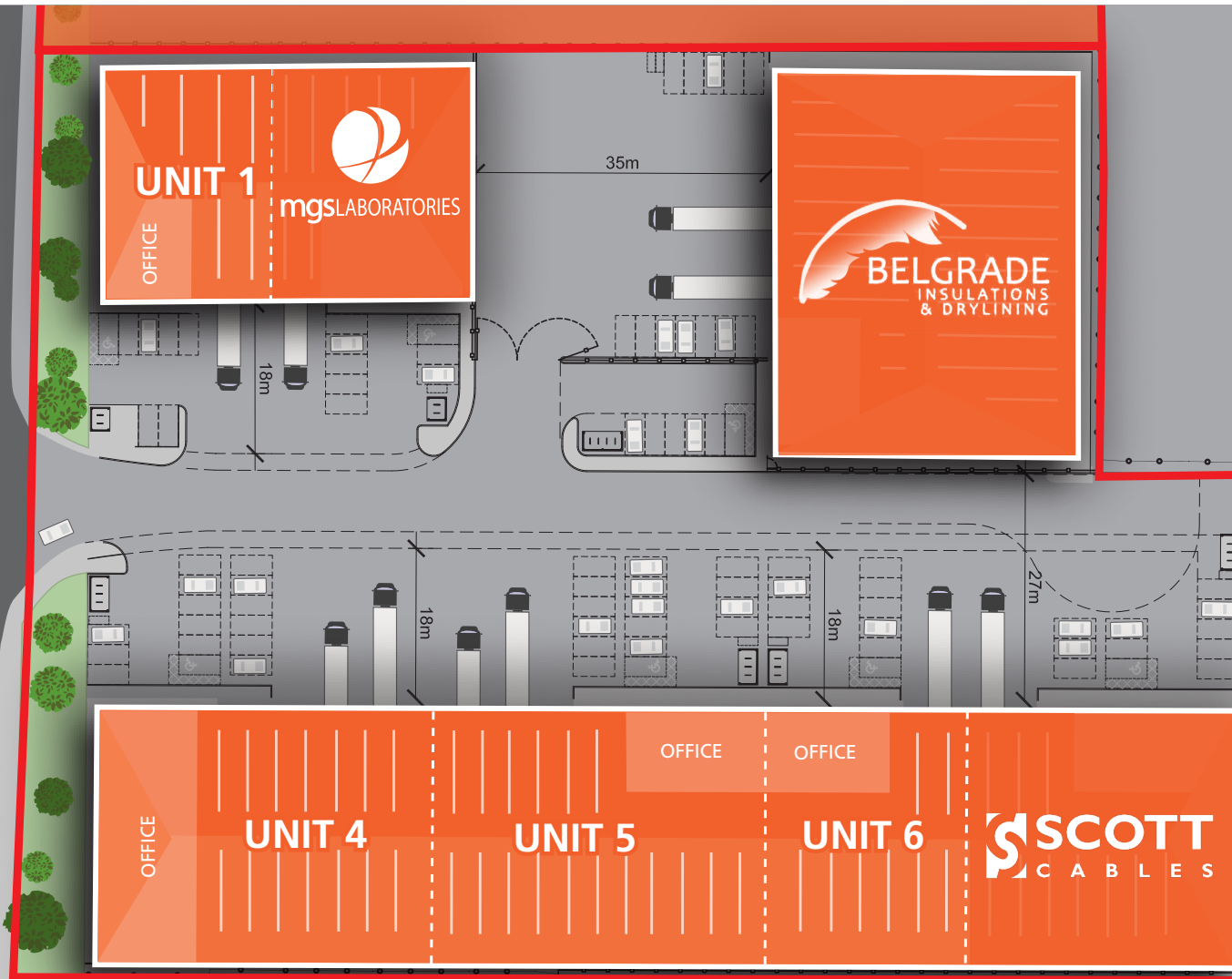
### UNIT 1, 2, 4, 5, 6 & 7

- 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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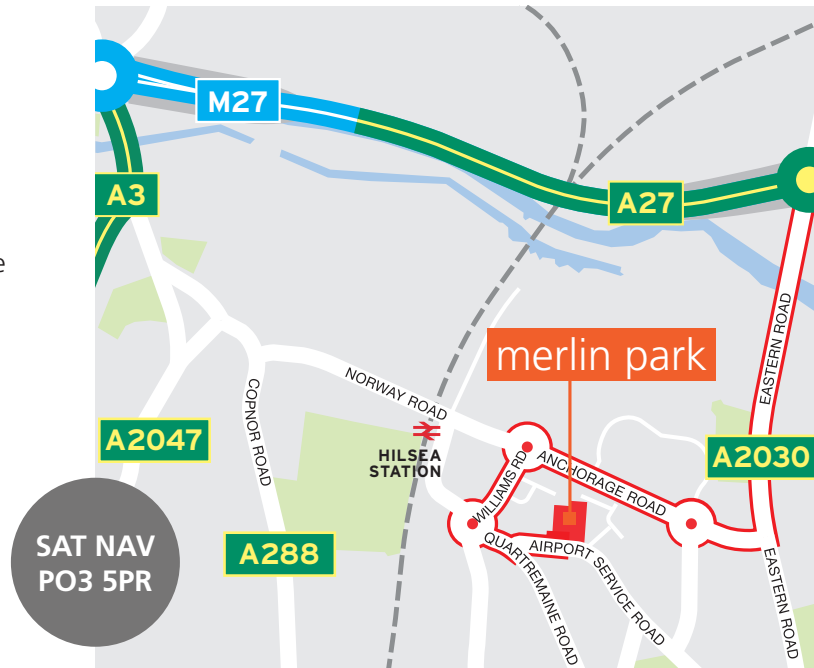


## LOCATION

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.



SAT NAV  
PO3 5PR

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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