



Modern Industrial / Warehouse Units 7,081 sq ft – 13,494 sq ft **TO LET**

- Established industrial location
- 8m eaves height (to underside of haunch)
- Large dedicated loading yards
- 30kN/m² floor loading
- 24 hour monitored CCTV
- Allocated car parking spaces

PORTSMOUTH

voyager park

PORTFIELD ROAD ■ PORTSMOUTH ■ PO3 5FL



SPECIFICATION



LARGE DEDICATED
LOADING YARDS



8M EAVES HEIGHT
(UNDERSIDE OF HAUNCH)



30 KN/M²
FLOOR LOADING



24 HOUR
MONITORED CCTV



ALLOCATED
CAR PARKING SPACES

PORTSMOUTH



ACCOMMODATION

The units have been built to a high specification and have a prominent frontage onto Portfield Road. These clear span warehouse or industrial units incorporate fitted offices with excellent natural light and staff welfare facilities.

The buildings benefit from an independent customer and staff access point with allocated car parking spaces. The loading and car park areas can be fenced in subject to prior approval of the Landlord.

| Unit (GIA) | sq ft | sq m |
|------------|--------|----------|
| E2 | 13,494 | 1,253.63 |
| E5 | 7,081 | 657.85 |

voyager park

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LOCATION

Voyager Park is located on Portfield Road and forms part of the established Airport Industrial Estate in Hilsea, North Portsmouth. The Park benefits from good access to the A27 trunk road at the Farlington Intersection, via Eastern Road (A2030) and is within a close proximity of a range of amenities, which include Hilsea Railway Station and retail facilities at Ocean Retail Park and Morrisons Supermarket.

| ROAD | miles | AIR | miles |
|-------------|-------|-------------|-------|
| M27 J12 | 2 | Southampton | 20 |
| Southampton | 20 | Gatwick | 55 |
| London | 68 | Heathrow | 60 |

| RAIL | mins | SEA | miles |
|-----------------|------|-----------------------|-------|
| Guildford | 60 | Portsmouth Ferry Port | 3 |
| London Waterloo | 102 | Southampton Docks | 21 |



FURTHER INFORMATION

For more information and a full proposal, please contact:

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