



## Modern Industrial / Warehouse Unit 7,081 – 16,666 sq ft **TO LET**

- Established industrial location
- 8m eaves height (to underside of haunch)
- Large dedicated loading yard
- 30kN/m<sup>2</sup> floor loading
- 24 hour monitored CCTV
- Allocated car parking spaces

# PORTSMOUTH



# voyager park

PORTFIELD ROAD ■ PORTSMOUTH ■ PO3 5FL



## SPECIFICATION



LARGE DEDICATED  
LOADING YARD



8M EAVES HEIGHT  
(UNDERSIDE OF HAUNCH)



30 KN/M<sup>2</sup>  
FLOOR LOADING



24 HOUR  
MONITORED CCTV



ALLOCATED  
CAR PARKING SPACES

# PORTSMOUTH



## ACCOMMODATION

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

The building benefits 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	NOW LET	13,494	1,253.63
E4		9,585	890.48
E5		7,081	657.85



# voyager park

PORTFIELD ROAD ■ PORTSMOUTH ■ PO3 5FL

CANMOOR

## 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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