



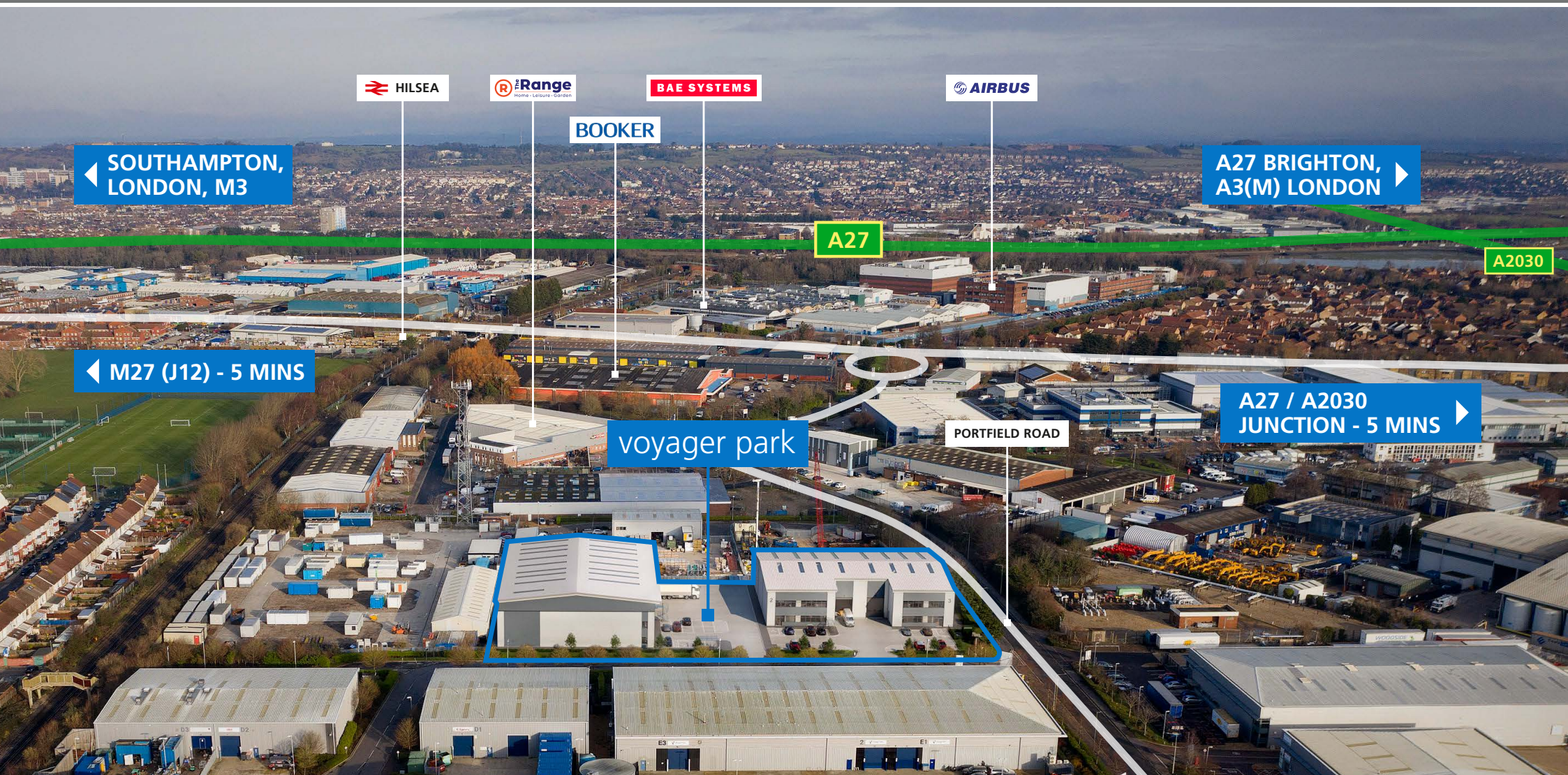
2 New Industrial / Warehouse Units 18,740 – 22,572 sq ft **TO LET**

- Prominent commercial and trade location
- 1.5 miles to A27
- 2 miles to M27
- Easy access to Portsmouth City Centre & Harbour
- High specification new units
- Targeting EPC 'A' and BREEAM Excellent

PORTSMOUTH

voyager park

CHARGER 1 & 2 ■ PORTFIELD ROAD ■ PORTSMOUTH ■ PO3 5FL



PORTSMOUTH

SPECIFICATION



- 

PV PANELS
- 

TARGETING BREEAM EXCELLENT
- 

TARGETING EPC A
- 

CYCLE PARKING
- 

LARGE DEDICATED LOADING YARDS
- 

24 HOUR MONITORED CCTV
- 

50 KN/M2 FLOOR LOADING
- 

B2, B8 & E(G) USES

ACCOMMODATION (GEA)

CHARGER 1	sq ft	sq m
Warehouse	20,419	1,897
Office	2,153	200
Total	22,572	2,097

- 

EAVES HEIGHT 10M
- 

YARD DEPTH 25M
- 

CAR PARKING 22 SPACES

CHARGER 2*	sq ft	sq m
Warehouse	16,210	1,506
Office	2,530	235
Total	18,740	1,741

- 

EAVES HEIGHT 8M
- 

YARD DEPTH 23M
- 

CAR PARKING 18 SPACES

*Units can be split into two units as per the below.

	sq ft	sq m
CHARGER 2	9,666	898
CHARGER 3	9,074	843

voyager park

CHARGER 1 & 2 ■ PORTFIELD ROAD ■ PORTSMOUTH ■ PO3 5FL

DEFENCE AND CONNECTIVITY



38,700
DEFENCE JOBS SUPPORTED
ACROSS THE SOUTH EAST



£7.9 BILLION
DEFENCE INVESTMENT IN THE
SOUTH EAST LAST YEAR



£2 BILLION+
INVESTED OR COMMITTED TO
PORTSMOUTH INFRASTRUCTURE



31,000+
STUDENTS AT THE UNIVERSITY
OF PORTSMOUTH



2.6 MILLION+
PEOPLE WITHIN A
60-MINUTE DRIVE



6.9 MILLION+
PASSENGERS THROUGH
PORTSMOUTH INTERNATIONAL
PORT ANNUALLY



£7.5 BILLION
PORTSMOUTH CITY
GDP

PORTSMOUTH



BAE SYSTEMS



AIRBUS

QINETIQ



Indicative Image



Indicative Image

BUILT TO PERFORM FROM DAY ONE



OFFICE
FITOUT



LED LIGHTING
THROUGHOUT



EV CHARGING
SPACES



24 HOUR
CCTV MONITORED



PV PANELS
SAVING UP TO £[XX] PA

voyager park

CHARGER 1 & 2 ■ PORTFIELD ROAD ■ PORTSMOUTH ■ PO3 5FL

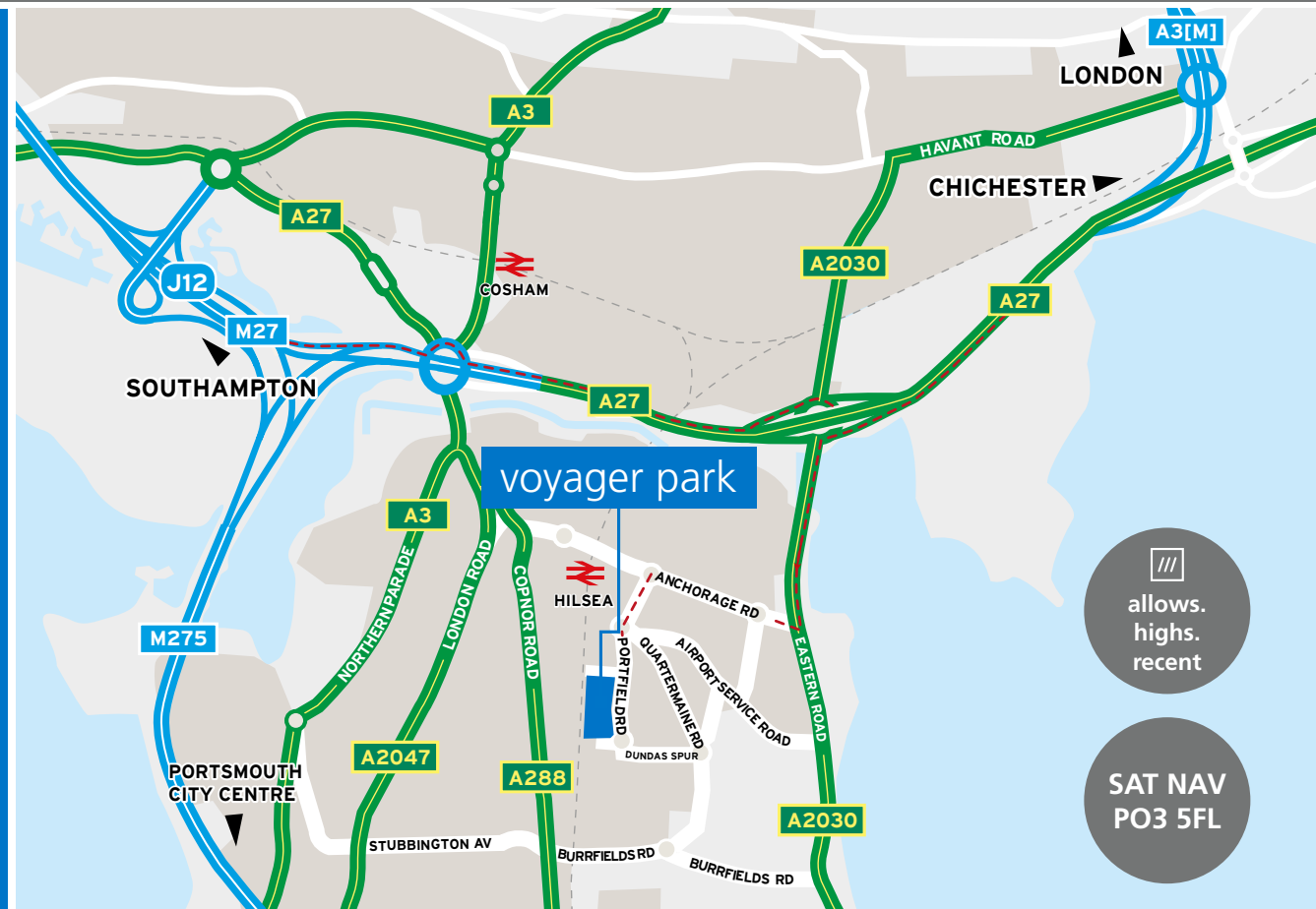
CANMOOR

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:

Vail Williams
02392 203 200
vailwilliams.com

Alex Gauntlett
07854 657 826
agauntlett@vailwilliams.com
Russell Mogridge
07815 737 175
rmogridge@vailwilliams.com

Lambert Smith Hampton
01489 579 579
www.lsh.co.uk

Elise Evans
07703 393 120
eevans@lsh.co.uk
Kenan Rowles
07709 502 222
krowles@lsh.co.uk