## voyager park

PORTFIELD ROAD PORTSMOUTH PO3 5FL





# Modern Industrial / Warehouse Units 3,912 - 10,993 sq ft **TO LET**

- Established industrial location
- 7.5M eaves height
- Large dedicated loading yard

- 30kN/m<sup>2</sup> floor loading
- 24 hour monitored CCTV
- Ability to create secure yard

# PORTSMOUTH

## voyager park

PORTFIELD ROAD **OPERATION** PORTSMOUTH **PO3** 5FL



# PORTSMOUTH





## ACCOMMODATION

The units have been built to a high specification and incorporate fitted offices with excellent natural light and staff welfare facilities.

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

Units (GIA)	sq ft	sq m
E5	7,081	657.9
E10	3,912	363.3
Total	10,993	1,021.2

\*Units E5 and E10 can be combined - 10,993 sq fi

## voyager park

PORTFIELD ROAD PORTSMOUTH PO3 5FL



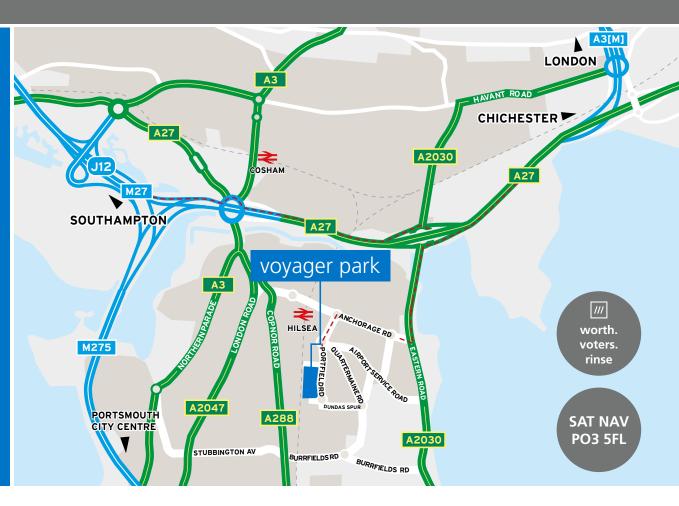
#### LOCATION

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

#### TERMS

A new FRI lease on flexible lease term is available.



## **FURTHER INFORMATION**

For more information and a full proposal, please contact:



Alex Gauntlett 07854 657 826 agauntlett@vailwilliams.com

Oliver Hockley 07557 504 952 ohockley@vailwilliams.com Lambert Smith Hampton 01489 579 579 www.lsh.co.uk

Elise Evans 07703 393 120 eevans@lsh.co.uk George Cook 07596 578 707 gcook@lsh.co.uk

#### canmoor-voyagerpark.com

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended 1Conditions under which particulars are its under the method with the motion at the sentence of the property whose agents they are give notice that: I) the particulars are is evolut as a genera outine on vitor the guidance of intended purchasers or lessees, and do not constitute part of, an ofter or contract: mail descriptions, dimensions, reterence to vitor the guidance of intended purchasers or lessees, and do not constitute part of, an ofter or contract: mail descriptions, dimensions, reterence to an necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by insection or otherwise as to the correctness of each of ther (iii) no gerson in the emoloment of Lambert Smith Hampton & Viail Williams has any authority to make or give any representation or warrantv whatever in relation te this property. VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchaser is professional advice; The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these. July 2024. Designed by <u>OMMARCK</u> - compact Advertising.com