

# unit 2

MODERN INDUSTRIAL/WAREHOUSE SPACE 3,495 M<sup>2</sup> (37,621 SQ FT)  
ROBINSON WAY PORTSMOUTH



INTERCHANGE  
PARK

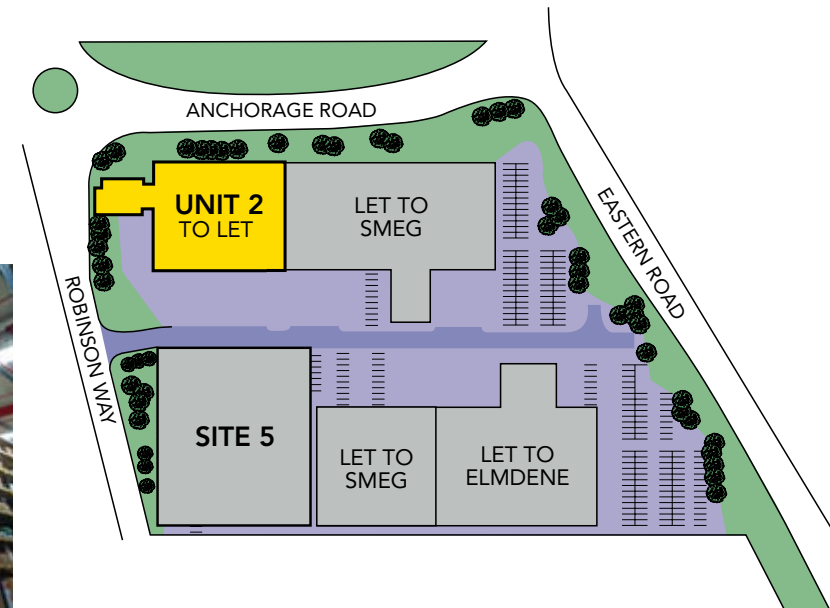


Interchange Park is a modern warehouse and industrial estate set in the heart of Portsmouth's thriving industrial area.



The Estate is located within one mile of the A27/M27 via the dual carriageway A2030 Eastern Road. Portsmouth City Centre and Continental Ferry Port are both approximately 3 miles from the Estate. Southampton City Centre, docks and airport are approximately 20 miles to the west via the A27 and M27, and London can be reached via the A3(M) or the M3. The City of Portsmouth's considerable commercial and leisure opportunities have led several major companies to locate here including IBM, Raymarine, Astrium and BAE Systems. There is a Morrison store opposite the Estate.

**Unit 2** was constructed in the mid 1980's and is of steel portal frame construction with profiled steel elevations and two storey offices.



# INTERCHANGE PARK



**Unit 2** is available on an assignment or sub lease of the current lease until 16th September 2014. Alternatively by arrangement with the landlord a new lease of the property may be available.

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## ACCOMMODATION

Warehouse	2,870.40 m <sup>2</sup>	30,897 sq ft
Ground floor offices	238.92 m <sup>2</sup>	2,571 sq ft
First floor offices	258.79 m <sup>2</sup>	2,786 sq ft
Link	127.00 m <sup>2</sup>	1,367 sq ft
<b>Total</b>	<b>3,495.11 m<sup>2</sup></b>	<b>37,621 sq ft</b>

## FEATURES

### Factory/Warehouse

- 6.5m to underside of roof
- Sodium lighting
- 3 phase electricity
- 6 dock level loading doors
- 1 drive-in loading facility
- Male WC
- Sprinkler system
- Potential to create a secure yard
- 6 gas space heaters
- Existing racking available by separate negotiation

### Offices

- Gas fired heating/cassette AC system
- Suspended ceiling with recessed fluorescent lights
- Fully carpeted
- Floor service ducts
- WC's
- 34 parking spaces



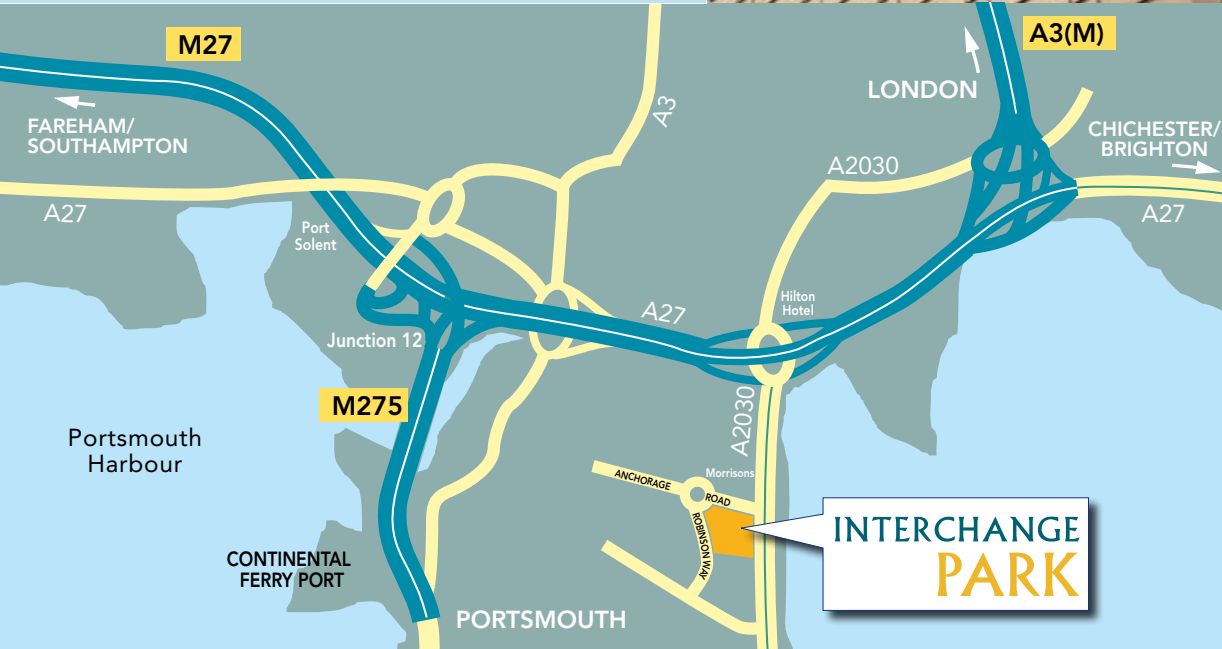
**Site 5** is also available as additional parking or open storage. The site is approximately 1.5 acres and opposite unit 2.

Alternatively, subject to planning approval the site could accommodate an additional unit of approximately 25,000 sq ft.





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## COMMUNICATIONS

### BY ROAD

Portsmouth City Centre	3 miles
Portsmouth A3(M)	1.5 miles
Southampton/M3	20 miles
Fareham	5 miles
Southampton Airport	14 miles
Southampton Parkway	14 miles

### BY RAIL

London Waterloo from:	Approx.
Southampton Parkway	1 hour
Havant	1 hour 20 min
Portsmouth & Southsea	1 hour 30 min

### BY AIR

Flights from Southampton to a number of UK and European destinations.

### BY SEA

Vehicle and passenger services available from Portsmouth to France, The Channel Islands and the Isle of Wight.

**Vail Williams**  
**023 9220 3200**  
**vailwilliams.com**

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