

REFURBISHED UNITS

# TO LET

2,003 - 10,617 ft<sup>2</sup>

(186.1 - 986.4 m<sup>2</sup>)



**Railway  
Triangle**



**INDUSTRIAL UNITS  
WITH OFFICES  
AND PARKING**

**LOCATED WITHIN CLOSE  
PROXIMITY TO M27 CORRIDOR  
AND A3(M) TO LONDON**

WALTON ROAD  
PORTSMOUTH PO6 1TS

# PRIME LOCATION

The Railway Triangle, which adjoins the A27, is situated just off the Eastern Road (A2030) on Walton Road within 1 mile of the A3(M) and M27 motorway.

Eastern Road provides access to Portsmouth City Centre, approximately 4 miles to the south. London and the international airports of Heathrow and Gatwick may be reached by either the A3 or M27 and M3 motorways.



ACCESS TO  
A3(M), M27  
& A27



AMPLE  
LOADING &  
PARKING



24HR  
ON-SITE  
SECURITY



DEFIBRILLATOR



EV CHARGING  
POINTS



CYCLE  
SPACES



**LONDON**  
1 hr, 20 min  
(via Havant)

**LONDON**  
70 MILES

**M27/A27**

**PORTSMOUTH**  
4.2 MILES

**SOUTHAMPTON**  
20 MILES

**SOUTHAMPTON**  
28 min  
(from Cosham)

MANAGEMENT OFFICE

## DEMOGRAPHICS & ECONOMY

The population of Portsmouth was approximately 210,000 in 2023, making it the second-most densely populated city in the UK. The city is part of the wider Portsmouth urban area, which has a population of over 850,000. Between the last two censuses (held in 2011 and 2021), Portsmouth experienced steady population growth, reflecting its appeal as a place to live, work, and study. The University of Portsmouth plays a significant role in the city's economy and community.

With over 28,000 students, the university contributes to the local economy through employment, student spending, and innovation in key areas such as technology and business. Additionally, the city benefits from its strong maritime and defence industries, with the Royal Navy and associated businesses providing significant employment opportunities. The retail and tourism sectors also thrive due to Portsmouth's strategic location and rich heritage.



WALTON ROAD  
PORTSMOUTH PO6 1TS

10,617 ft<sup>2</sup> (986.4 m<sup>2</sup>)

UNIT  
C2

TO BE REFURBISHED



Unit C2	ft <sup>2</sup>	m <sup>2</sup>	EPC
Warehouse	8,699	808.2	D-77*
Ground Floor Office	964	89.6	
First Floor Office	954	88.6	
<b>Total</b>	<b>10,617</b>	<b>986.4</b>	

\*EPC rating to be reviewed post-refurbishment.

Indicative Image (Post Refurbishment)

2,003 ft<sup>2</sup> (186.1 m<sup>2</sup>)

UNIT  
G3

UNDER REFURBISHMENT



Unit G3	ft <sup>2</sup>	m <sup>2</sup>	EPC
Warehouse	1,729	160.6	D-85*
Ground Floor Office	274	25.5	
<b>Total</b>	<b>2,003</b>	<b>186.1</b>	

\*EPC rating to be reviewed post-refurbishment.

Indicative Image (Post Refurbishment)



Unit C2  
(Indicative)



Unit G3  
(Indicative)

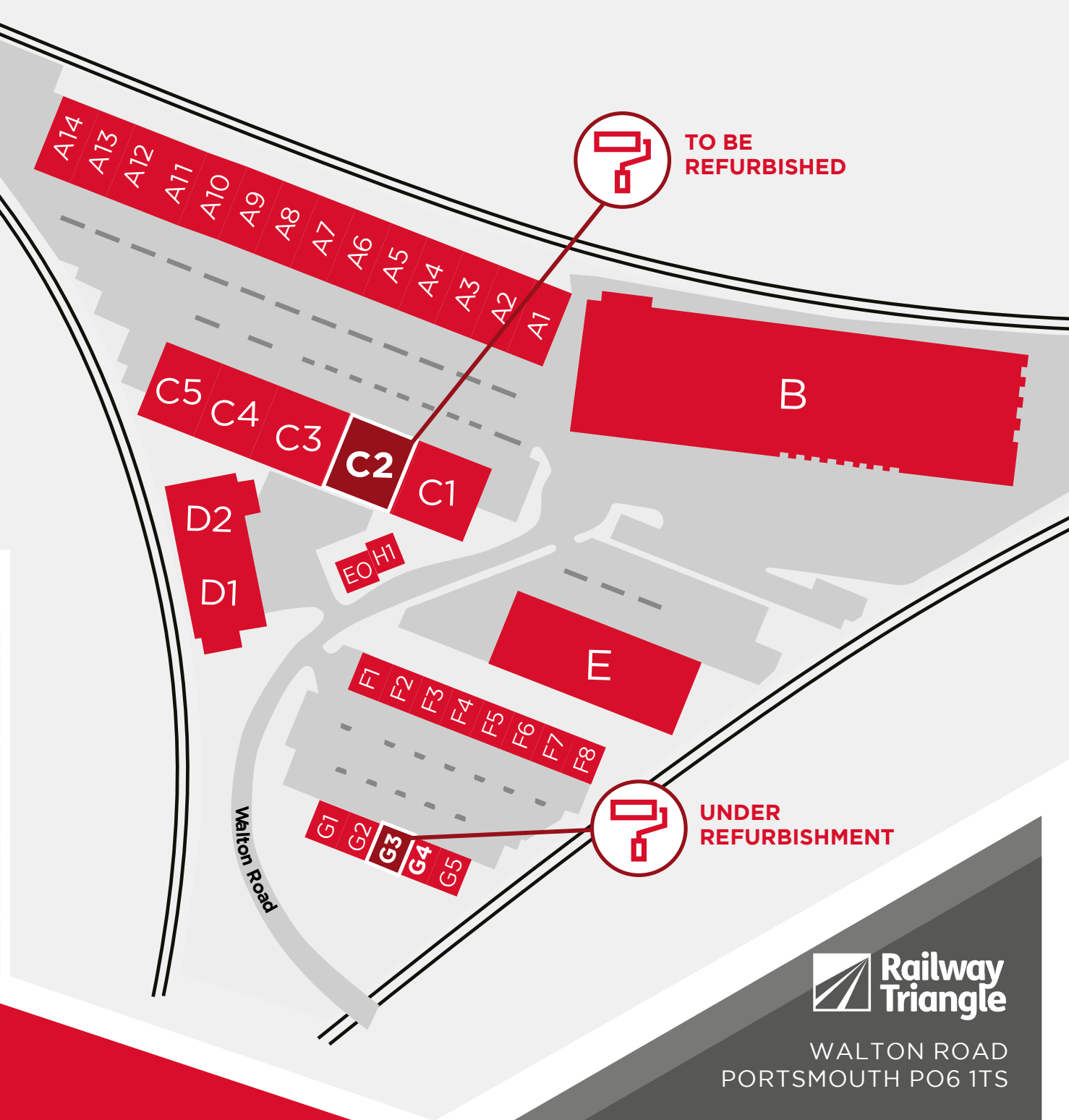
## SPECIFICATIONS

The units comprise of to be refurbished self-contained mid terrace units of steel portal frame construction with the benefit of ground floor offices and up and over loading door with loading canopy.

- Units to be refurbished / under refurbishment
- First floor offices (unit C2)
- Mains electricity, water and drainage
- 3 phase electricity
- Air conditioning to office space
- Kitchen facility
- Minimum 5 car parking spaces
- On site security
- LED lighting
- Electric loading doors
- Allocated car parking

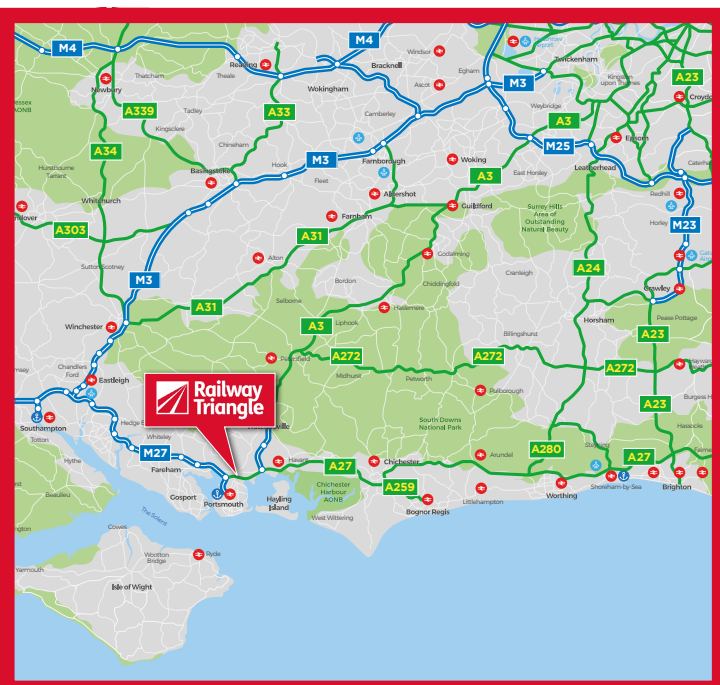


for further information, visit  
[railwaytriangle.co.uk](http://railwaytriangle.co.uk)



 **Railway  
Triangle**

WALTON ROAD  
PORTSMOUTH PO6 1TS



**VIEWING & FURTHER INFORMATION**

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**TRAVEL**

	Access to A27, A3 (M) / M27	1 mile
	Southampton Docks	20 miles
	London	70 miles
	Southampton (from Cosham)	28 min
	London Waterloo (via Havant)	1 hr, 28 min
	Southampton Airport	20 miles
	Heathrow Airport	60 miles
	Gatwick Airport	70 miles



**WALTON ROAD**  
**PORTSMOUTH PO6 1TS**

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