



J3 - A3(M), HAVANT

**A NEW  
BUSINESS  
GATEWAY  
TO THE SOUTH**

PO9 4EE

[WWW.DUNSBURYPARK.CO.UK](http://WWW.DUNSBURYPARK.CO.UK)

**A MAJOR NEW  
45-ACRE**

INDUSTRIAL / DISTRIBUTION BUSINESS  
PARK OFFERING BESPOKE FACILITIES  
ON A BUILT-TO-SUIT BASIS FROM  
20,000 SQ FT TO 200,000 SQ FT.





### LOCATION ▲

Situated directly adjacent to junction 3 of the A3(M), Dunsbury Park is a major new business development for the Solent region.



### OPPORTUNITY ▲

Bespoke facilities from 20,000 sq ft to 200,000 sq ft are available on a built-to-suit basis.



### DEVELOPMENT ▲

We have planning permission to develop 665,000 sq ft of warehouse, manufacturing and office space, of which 80,000 sq ft is let. The site also has provision for hotel and conference facilities totalling 60,000 sq ft.

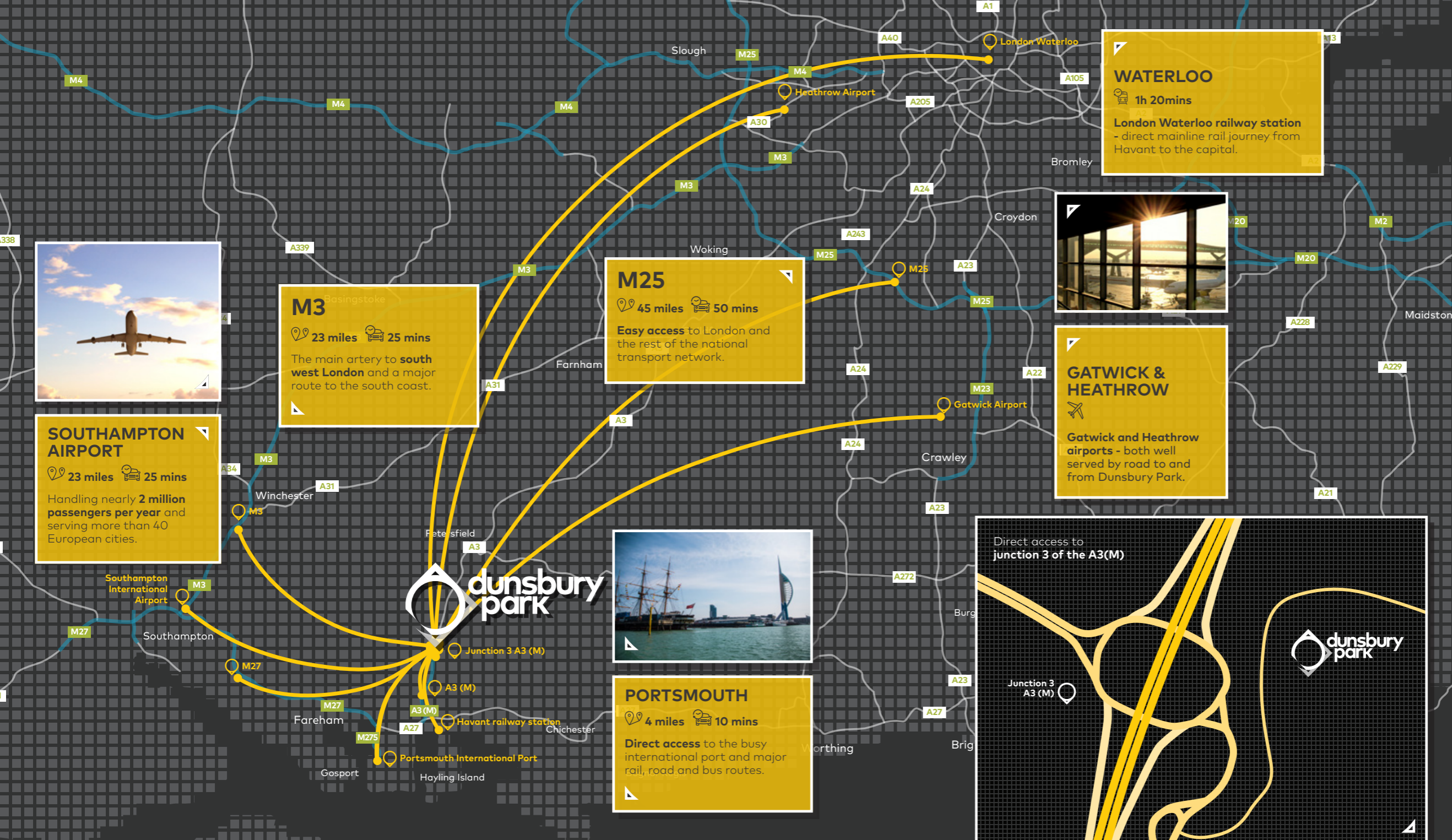


### EMPLOYMENT ▲

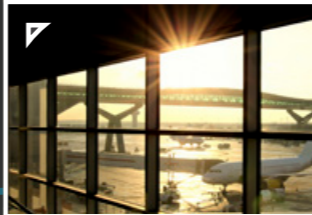
The scale and employment potential offered at Dunsbury Park is unrivalled in the region. There are 330,000 people of working age living within ten miles of the site.

Indicative





**WATERLOO**  
 1h 20mins  
 London Waterloo railway station - direct mainline rail journey from Havant to the capital.



**GATWICK & HEATHROW**  
 Gatwick and Heathrow airports - both well served by road to and from Dunsbury Park.

**M25**  
 45 miles 50 mins  
 Easy access to London and the rest of the national transport network.

**M3**  
 23 miles 25 mins  
 The main artery to south west London and a major route to the south coast.



**SOUTHAMPTON AIRPORT**  
 23 miles 25 mins  
 Handling nearly 2 million passengers per year and serving more than 40 European cities.



**PORTSMOUTH**  
 4 miles 10 mins  
 Direct access to the busy international port and major rail, road and bus routes.



**PRIME LOCATION**

Dunsbury Park offers a superb location next to junction 3 of the A3(M), on the direct route from London to the south coast.

The A3(M) now enjoys greatly reduced journey times to the M25, and major airports, thanks to the Hindhead tunnel.

Dunsbury Park is well connected with rail, bus routes and Portsmouth International Port offering a comprehensive travel network with the west, north and east of England and with Europe.

The park is easily accessible for a large, skilled workforce and offers swift freight movements into the national road network. It is close to local amenities in Havant and Waterlooville.



**6** FUTURE DEVELOPMENT

**3a**

**3b**

**5**

**4**

**2** LET TO FAT FACE



**5a**

**5b**

**4a**

**1**

	FLOORSPACE GEA (SQ FT)	USE	GROSS AREA (ACRES)
<b>1</b>	60,000	HOTEL/RETAIL	2.24
<b>2</b>	LET TO FAT FACE		
<b>3a</b>	40,000	INDUSTRIAL	2.44
<b>3b</b>	46,428	INDUSTRIAL	2.85
<b>4</b>	194,525	INDUSTRIAL	9.47
<b>4a</b>	50,000	OFFICE	2.60
<b>5</b>	90,000	INDUSTRIAL	3.92
<b>5a</b>	39,300	OFFICE	1.15
<b>5b</b>	27,500	OFFICE	1.32

Indicative

A3(M)

**FLEXIBLE OFFER**

Flexible built-to-suit development opportunities are available now for units ranging from 20,000 sq ft to 200,000 sq ft.

All buildings will be built to high environmental standards and will typically include the following specification:

- Floor loadings of 50 KN/sq m.
- Dock and level loading doors.
- 10% roof lights.
- Car parking and separate access to yards.
- Cat A offices.
- Eaves heights up to 15 m.



**WORK HAS STARTED**

Dunsbury Park is served by a new link road designed and constructed by landowners Portsmouth City Council specifically to open up the site.

Outdoor lifestyle clothing brand Fat Face has taken 80,000 sq ft of office and distribution space with a 40,000 sq ft expansion option.



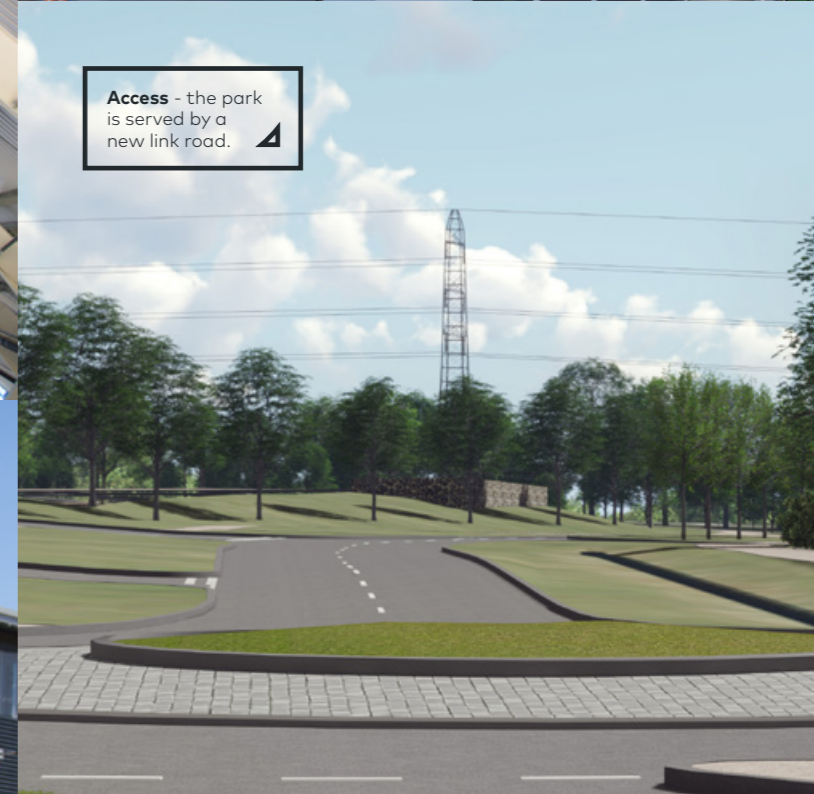
Distribution centre  
**Fat Face** has taken 80,000 sq ft with an expansion option.



**Flexible offer** - plots are available now for units ranging from 20,000 sq ft to 200,000 sq ft.



**Access** - the park is served by a new link road.



Fat Face - the outdoor lifestyle clothing brand is the **first confirmed occupier**.





## PARKLAND SETTING

Dunsbury Park is a prime employment location with a modern business park feel which retains the inherent natural character of the surrounding woodland.

It is a socially responsible development that acts as a landmark whilst integrating itself into the natural setting. This ensures a unified appearance whilst allowing each plot to retain its own character.

The Hermitage stream runs through the landscaped park, bridged by the new link road, and a habitat area to the north of the site helps to preserve some of the rich wildlife the surrounding area has to offer.



**Hermitage Stream**  
- a landscaped brook runs through the business park.



Natural character - Dunsbury Park is a **socially responsible** development with a modern feel.



**Dormouse** - Dunsbury Park is home to rare wildlife.



**Sustainable** - a habitat area to the north of the site helps preserve Dunsbury Park's natural riches.



**Bridge** - the Hermitage Stream is bridged by the new link road.





**TO FIND OUT WHAT DUNSBURY  
PARK CAN OFFER YOUR BUSINESS  
PLEASE CONTACT THE AGENTS.**

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

**gva.co.uk**    
**020 7236 6363**

**Robin Dickens**  
RDICKENS@LSH.CO.UK  
07977 519333

**John Allan**  
JOHN.ALLAN@GVA.CO.UK  
07540 694611

**Elise Evans**  
EEVANS@LSH.CO.UK  
07703 393120

**John Barker**  
JOHN.BARKER@GVA.CO.UK  
07810 527703



Portsmouth City Council and its agents hereby give notice that to the extent permitted by law (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser, lessee, mortgagee or other interested person should not rely on them as statements or representations of fact and must satisfy themselves by inspection, enquiries or otherwise as to the correctness of each of them. (iii) no person in the employment of Portsmouth City Council has the authority to make or give any representation of warranty whatever in relation to this property. All CGI images are illustrative schemes only.