

UNITS 510 AND 520

44,681 - 97,607 SQ FT (4,151 - 9,068 SQ M) TO LET
INDUSTRY LEADING SUSTAINABILITY CREDENTIALS

WATERLOOVILLE, HAMPSHIRE, PO7 3DU | A3(M), JUNCTION 3

**PROXIMA
PARK**

PROXIMAPARK.CO.UK



A development by:
DELANCEY

AVAILABLE FOR OCCUPATION SUMMER 2026

OVERVIEW



Sustainability credentials:
EPC A+, Targeting
BREEAM 'Outstanding'
& Operational Net Zero
Carbon 'Ready'



Enhanced specification
facility situated
within a landscaped
environment



Only 2 miles
from the A3(M), J3



Strategically located
between Portsmouth
and London



24/7
access



127,000 economically
active population
within a 30-minute
drive time
(Source: NOMIS)



Ample sized
yards



Superb local
amenities



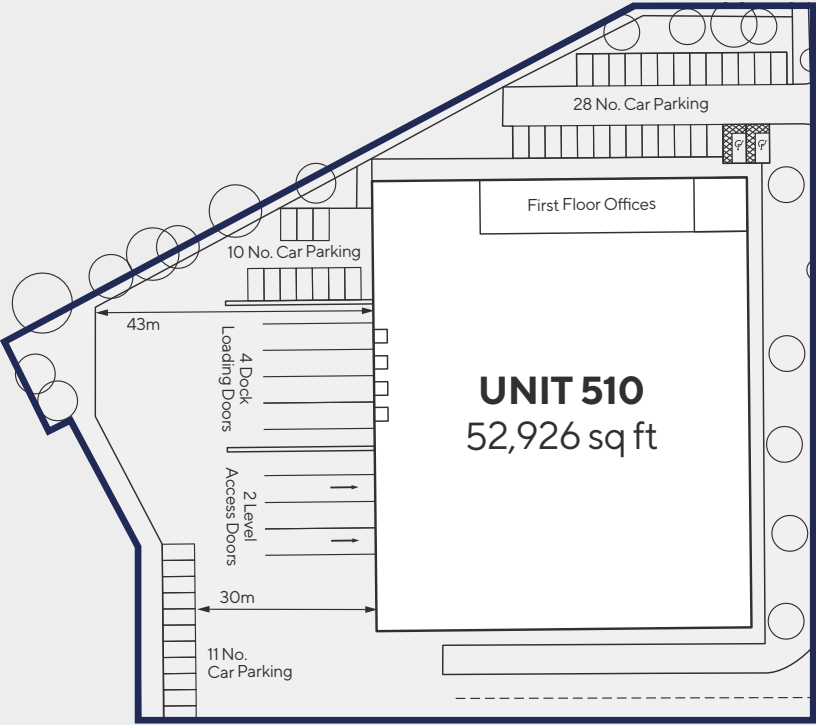
Established
industrial/distribution
location



UNIT 510

ACCOMMODATION	SQ FT	SQ M
Warehouse	46,105	4,283
Offices	6,822	634
Total	52,926	4,917

All areas are calculated on a Gross External basis.



SPECIFICATION



BREEAM

Targeting
BREEAM
'Outstanding'



Targeting
EPC rating A+



4 dock level and
2 level access
loading doors



30-43m
yard depth



50 kN/m²
floor loading



Minimum
12m clear
internal height



49 car parking
spaces



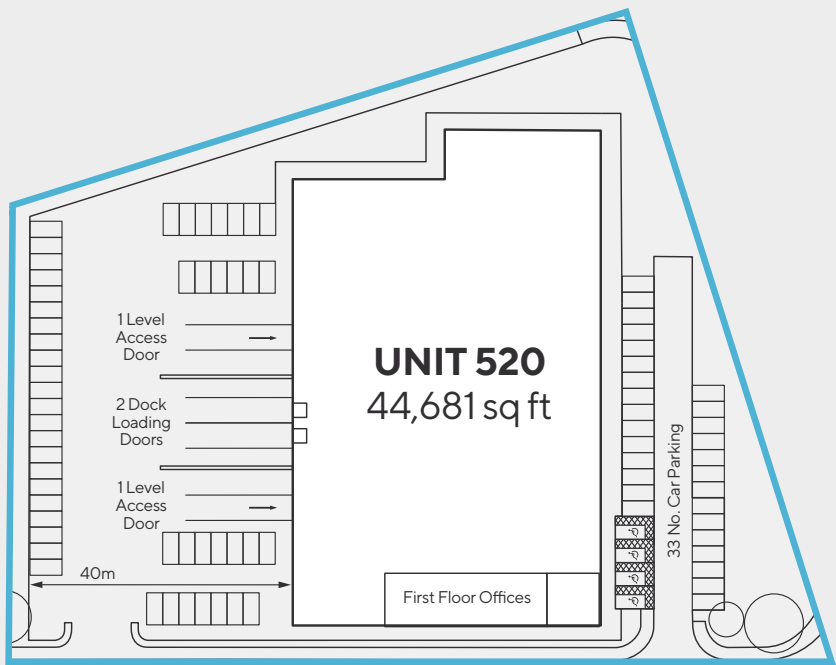
Power
475 kVA



UNIT 520

ACCOMMODATION	SQ FT	SQ M
Warehouse	37,414	3,476
Offices	7,267	675
Total	44,681	4,151

All areas are calculated on a Gross External basis.



SPECIFICATION



Computer generated image

BREEAM

Targeting BREEAM 'Outstanding'



Targeting EPC rating A+



2 dock level and 2 level access loading doors



40m yard depth



50 kN/m² floor loading



Minimum 12m clear internal height



81 car parking spaces



Power 425 kVA



SUSTAINABILITY



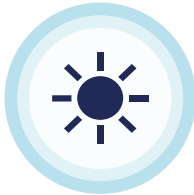
Solar PV panels with 58,288 kWh provision annually, offering potential savings of £13,989 pa*



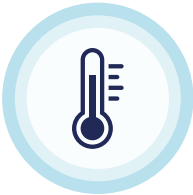
LED lights throughout with motion sensor and dimming control



20% car EV charging (van and lorry EV provision ready)



15% rooflights to warehouse



Air source heat pumps



Water leak detection system and low-flow sanitary ware



Indicative image

*Savings are estimated based on a fully delivered electricity cost of 24p/kWh and the PV manufacturer’s maximum projected annual energy generation. Actual financial benefits will vary based on facility usage and system performance.



OVERVIEW



PROXIMA PARK

WATERLOOVILLE, HAMPSHIRE, PO7 3DU
A3(M), JUNCTION 3

FURTHER INFORMATION

Available leasehold. For further information and terms please contact the joint agents:

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November 2025. Designed by J2.net

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DELANCEY