

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

**UNIT 520
UNDER OFFER**




A development by:
DELANCEY

AVAILABLE FOR OCCUPATION SUMMER 2026

OVERVIEW



Computer generated image

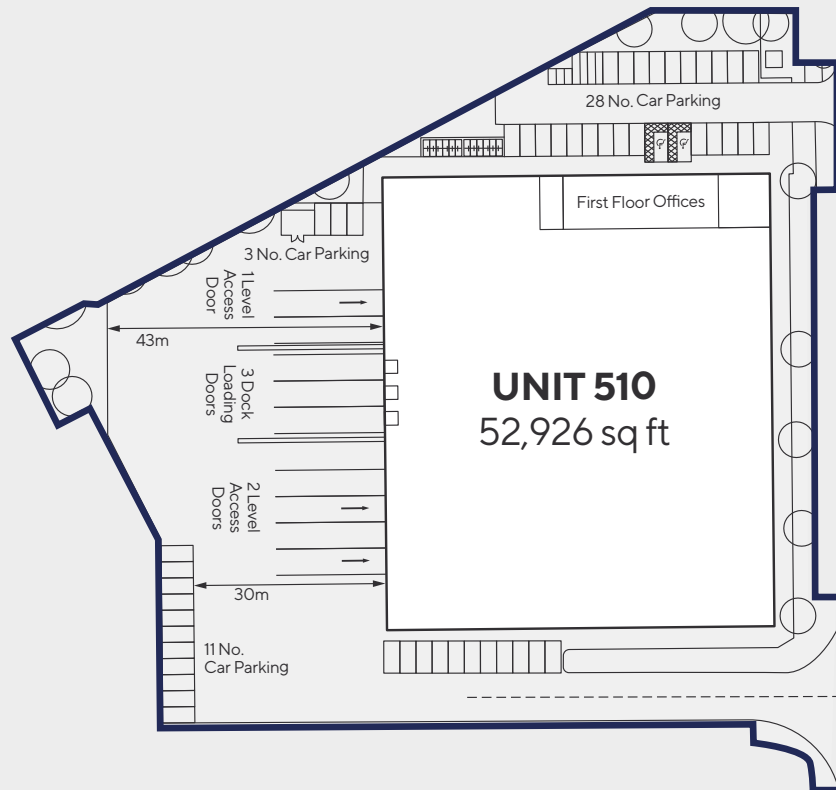
<p>Sustainability credentials: EPC A+, Targeting BREEAM 'Outstanding' & Operational Net Zero Carbon 'Ready'</p> 	<p>Enhanced specification facility situated within a landscaped environment</p> 	<p>Only 2 miles from the A3(M), J3</p> 
<p>Strategically located between Portsmouth and London</p> 	<p>24/7 access</p> 	<p>127,000 economically active population within a 30-minute drive time (Source: NOMIS)</p> 
<p>Ample sized yards</p> 	<p>Superb local amenities</p> 	<p>Established industrial/distribution location</p> 

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'



50 kN/m² floor loading



Targeting EPC rating A+



Minimum 12m clear internal height



3 dock level and 3 level access doors



50+ car parking spaces



40m yard depth

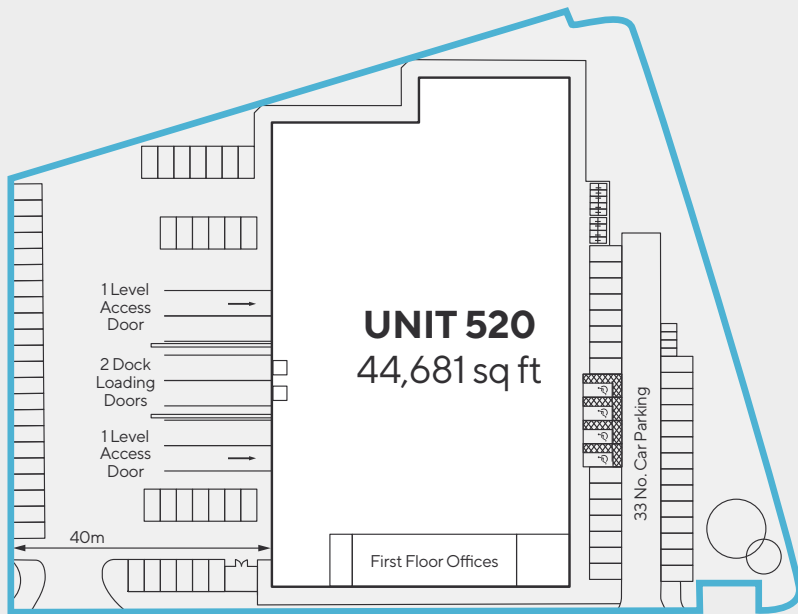


Power 475 kVA

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



BREEAM

Targeting BREEAM 'Outstanding'



50 kN/m² floor loading



Targeting EPC rating A+



Minimum 12m clear internal height



2 dock level and 2 level access loading doors



50+ car parking spaces



40m yard depth



Power 425 kVA



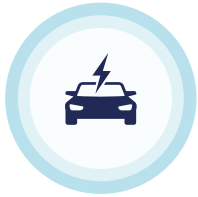
SUSTAINABILITY



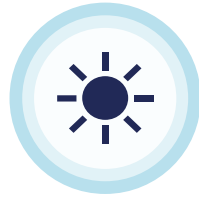
Solar PV panels with 58,288 kWh provision annually, offering potential savings of £13,989 pa*



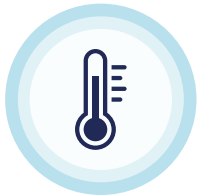
LED lights throughout with motion sensor and dimming control



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



<< To M25, Jct 10
(45 miles)

A3(M)

A3(M) Junction 3

A3(M)

To Portsmouth
(4 miles) >>

B2150 Hulbert Road

WATERLOOVILLE
TOWN CENTRE

London Road

M&S

COFFEE

Sainsbury's

ASDA

MCDONALD'S

SNOWS

COOPERS

PHASE 2

PHASE 1

Houghton Avenue

BUS STOP

BUS STOP

Rentokil
Initial

PELHAM

coopers

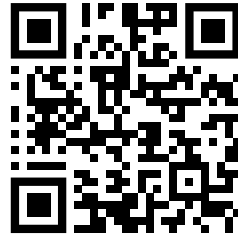
kite

UNIT 520

UNIT 510

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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A development by:

DELANCEY