# UNIT 510

## 53,093 SQ FT (4,932 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

**NOW AVAILABLE FOR OCCUPATION**

# OVERVIEW

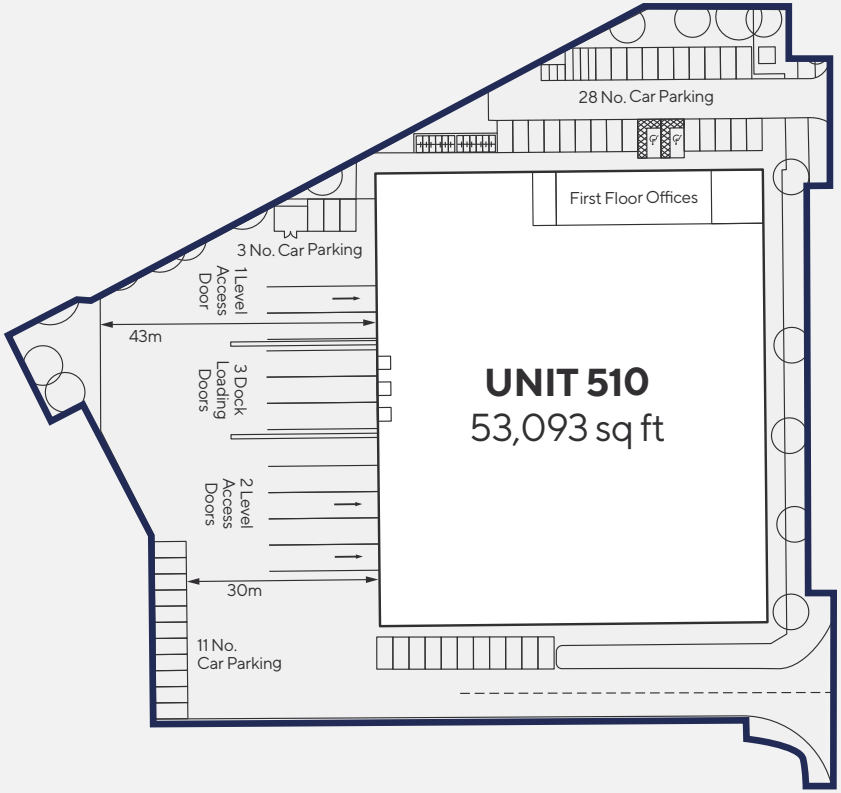
| | | |
|---|---|---|
| Sustainability credentials: EPC A+, BREEAM 'Outstanding' & Operational Net Zero Carbon 'Ready' | Enhanced specification facility situated within a landscaped environment | Only 2 miles from the A3(M), J3 |
| Strategically located between Portsmouth and London | 24/7 access | 127,000 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 | 46,452 | 4,199 |
| Offices | 3,348 | 311 |
| Plant Deck | 3,293 | 306 |
| **Total** | **53,093** | **4,932** |

On a Gross External Area basis.

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## SPECIFICATION

BREEAM
BREEAM 'Outstanding'

EPC rating A+

3 dock level and 3 level access doors

43m yard depth

50 kN/m² floor loading

Minimum 12m clear internal height

50+ car parking spaces

Power 475 kVA

# SUSTAINABILITY

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

LED lights throughout with motion sensor and dimming control

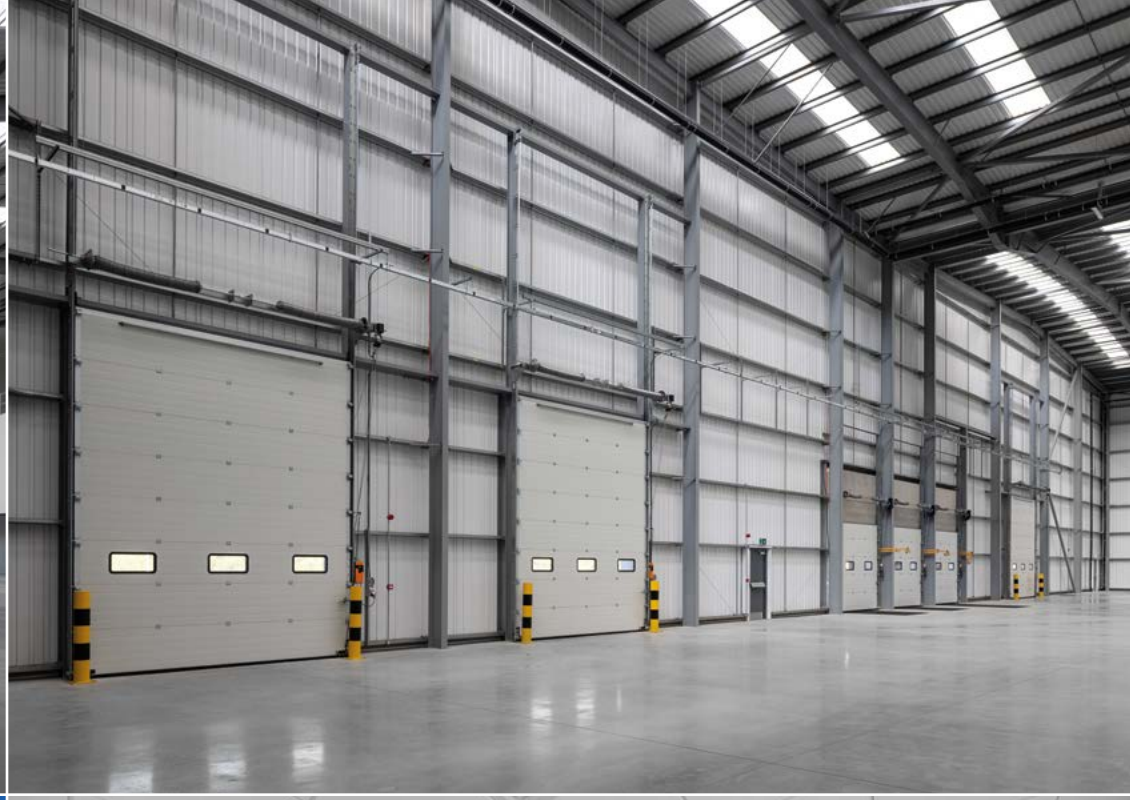
20% car EV charging (van and lorry EV provision ready)

15% rooflights to warehouse

Air source heat pumps

Water leak detection system and low-flow sanitary ware

*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

Computer generated image

# 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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