

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



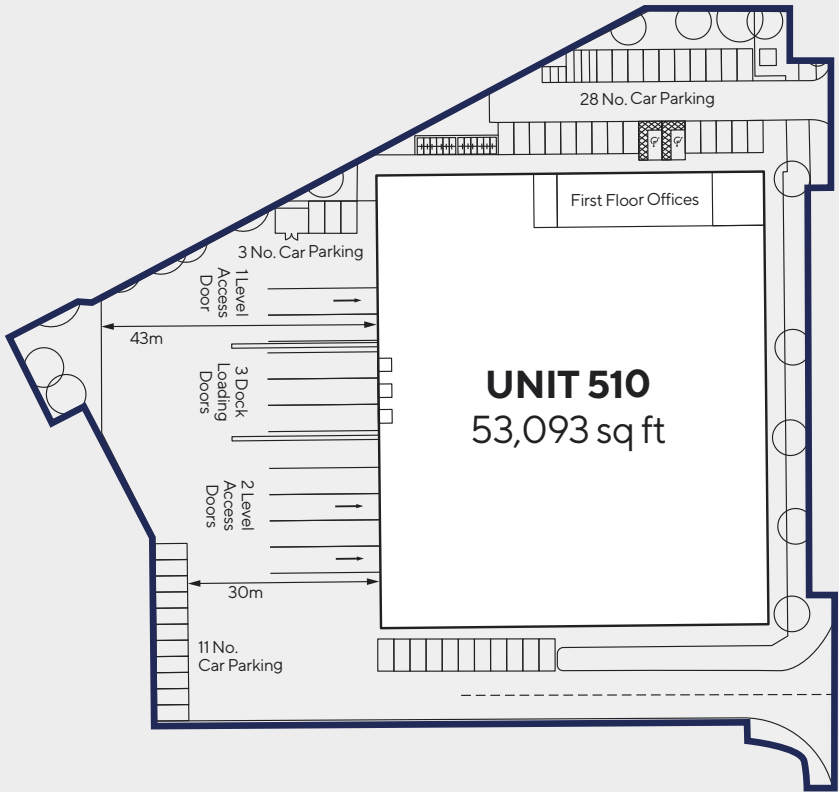
Established
industrial/distribution
location



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.



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



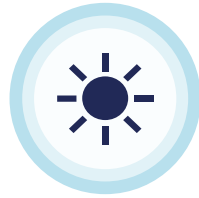
Solar PV panels with 58,288 kWh provision annually, offering potential savings of £13,989 pa*
Ability to increase Solar PV provision



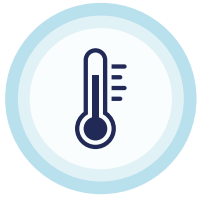
LED lights throughout with motion sensor and dimming control



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



15% rooflights to warehouse



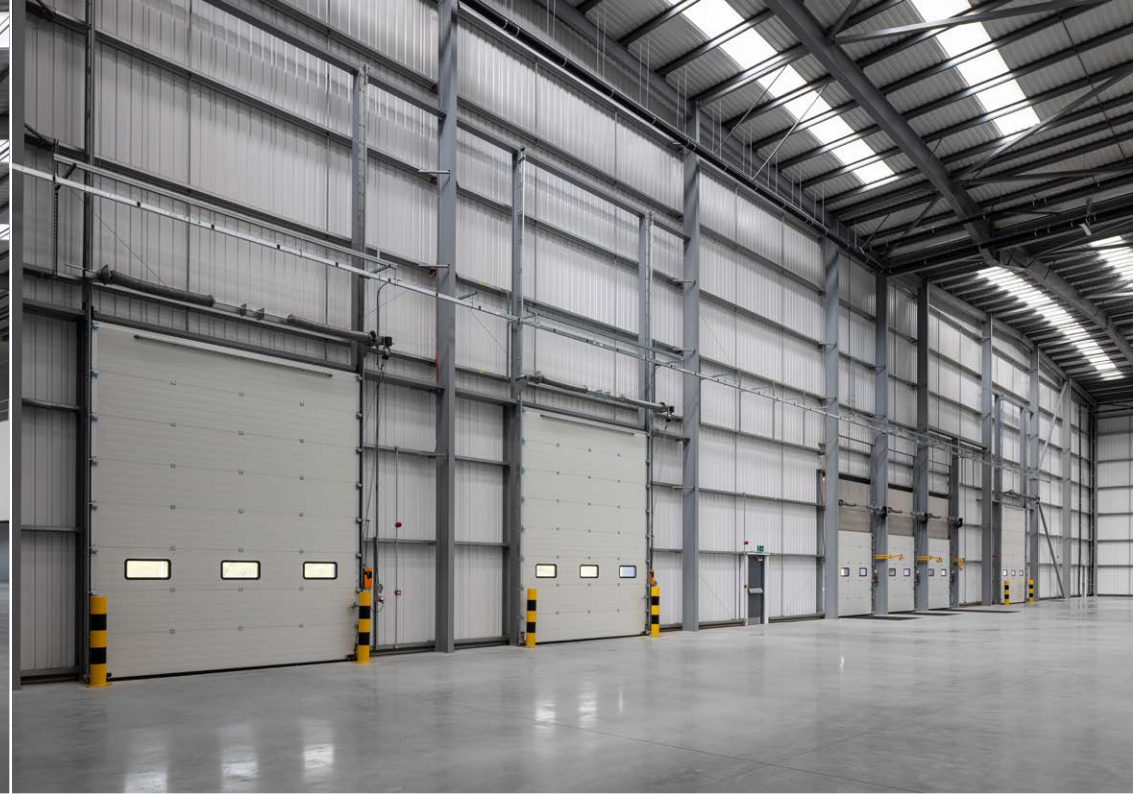
Air source heat pumps



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.

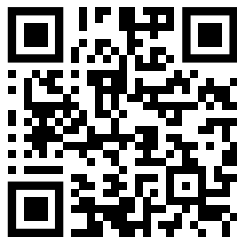


OVERVIEW



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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