



# PIONEER PARK

AIRPORT INDUSTRIAL ESTATE  
PORTFIELD ROAD  
PORTSMOUTH PO3 5FN

23,635 SQ. FT  
LET TO CCF



A NEW SPECULATIVE DEVELOPMENT OF INDUSTRIAL AND DISTRIBUTION WAREHOUSES  
**TO LET** - UNITS FROM 4,759 SQ FT - 23,181 SQ FT AVAILABLE FEBRUARY 2017





# PIONEER PARK

*A NEW SPECULATIVE DEVELOPMENT OF INDUSTRIAL AND WAREHOUSE BUILDINGS ON THE ESTABLISHED AIRPORT INDUSTRIAL ESTATE IN PORTSMOUTH, PROVIDING EASY ACCESS TO BOTH THE A27/M27 AND THE CITY CENTRE*



| Unit         | Ground Floor<br>sq ft / sq m | Mezzanine<br>sq ft / sq m | Total<br>sq ft / sq m | Parking<br>spaces | Clear<br>Height |
|--------------|------------------------------|---------------------------|-----------------------|-------------------|-----------------|
| 1            | 3,883 / 360.7                | 876 / 81.4                | 4,759 / 442.1         | 4                 | 7.7m            |
| 2            | 5,832 / 541.8                | 1,409 / 130.9             | 7,241 / 672.7         | 6                 | 9.6m            |
| 3            | <b>LET TO CCF</b>            |                           |                       |                   |                 |
| 4            | <b>LET TO CCF</b>            |                           |                       |                   |                 |
| 5            | 8,438 / 783.9                | 1,529 / 142.0             | 9,967 / 925.9         | 7                 | 9.6m            |
| 6            | 11,187 / 1,039.3             | 2,027 / 188.3             | 13,214 / 1,227.6      | 9                 | 9.6m            |
| 7            | 6,460 / 600.1                | 1,665 / 154.7             | 8,125 / 754.8         | 8                 | 9.6m            |
| 8            | 5,597 / 520.0                | 1,453 / 135.0             | 7,050 / 655.0         | 6                 | 9.6m            |
| <b>TOTAL</b> | <b>73,991 / 6,873.8</b>      |                           |                       |                   |                 |

All areas and measurements are on a GEA basis

TO A3 AND M27 ▲



## SPECIFICATION

- Full height loading doors
- 37.5Kn sq m floor loading
- 15% warehouse roof lights
- 7.7m eaves height to Unit 1  
9.6m eaves height to Units 2-8
- Fully fitted offices
- Ample car parking
- Landscaped estate
- Discounted renewable electricity supply from solar photovoltaic panels







## LOCATION

Pioneer Park is located on Portfield Road and forms part of the established Airport Industrial Estate, Portsmouth's premier industrial, warehousing and distribution location.

The park benefits from good access to the A27, which in turn provides direct access to Southampton and to the West via the M27 and London and Guildford via the A3(M). Journey times have been improved by the opening of the Hindhead Tunnel.

SatNav ref: PO3 5FN

## Travel Distances

### Road

|             |          |
|-------------|----------|
| M27 (J12)   | 2 miles  |
| Southampton | 20 miles |
| Brighton    | 50 miles |
| London      | 68 miles |

### Sea

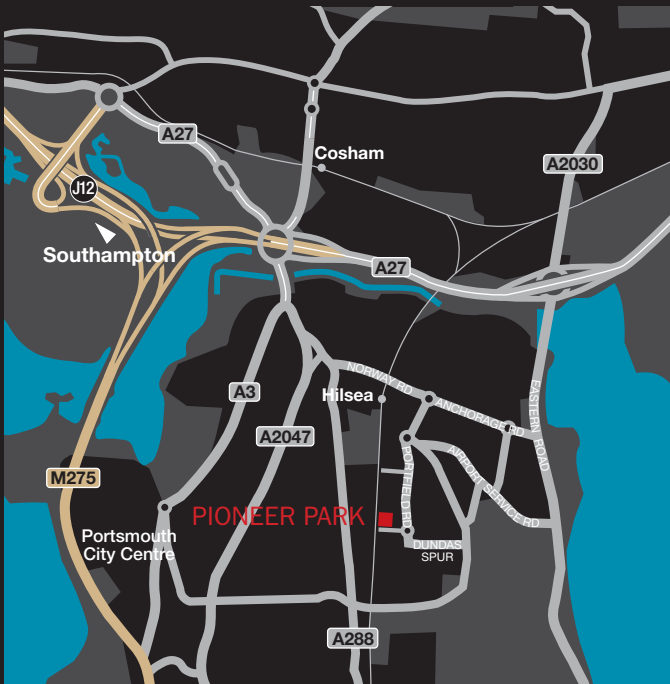
|                           |          |
|---------------------------|----------|
| Portsmouth Ferry Terminal | 3 miles  |
| Southampton Docks         | 21 miles |

### Rail

|                 |             |
|-----------------|-------------|
| London Waterloo | 102 minutes |
|-----------------|-------------|

### Air

|             |          |
|-------------|----------|
| Southampton | 19 miles |
| Gatwick     | 55 miles |
| Heathrow    | 60 miles |



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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. July 2016.

[pioneerparkportsmouth.co.uk](http://pioneerparkportsmouth.co.uk)