

TO LET – 80,145 SQ FT (7,446 SQ M)

REFURBISHMENT UNDERWAY AVAILABLE IMMINENTLY

DUNSBURY PARK



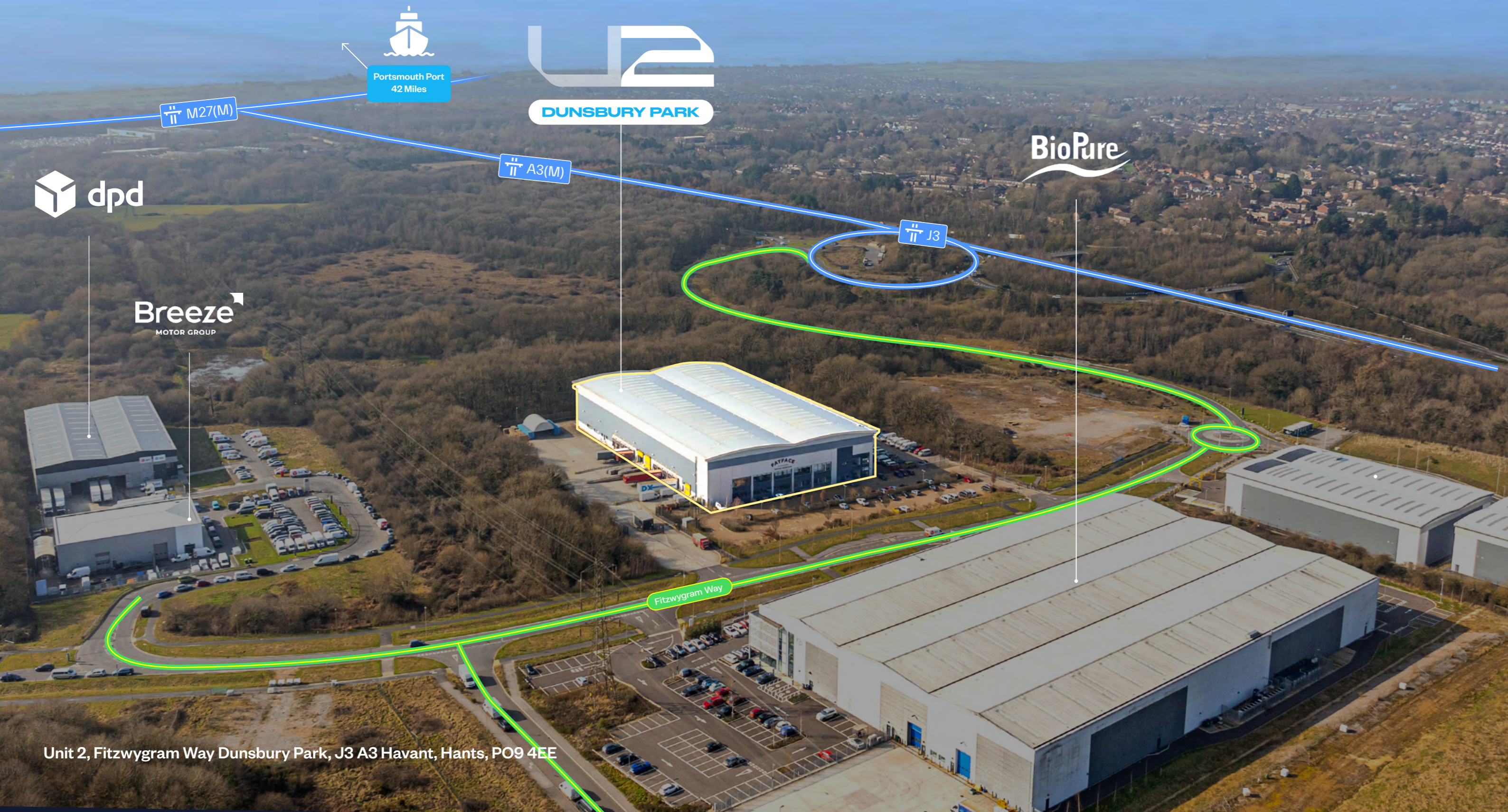
UNIT 2, FITZWYGRAM WAY, DUNSBURY PARK, J3 A3(M), HAVANT, PO9 4EE



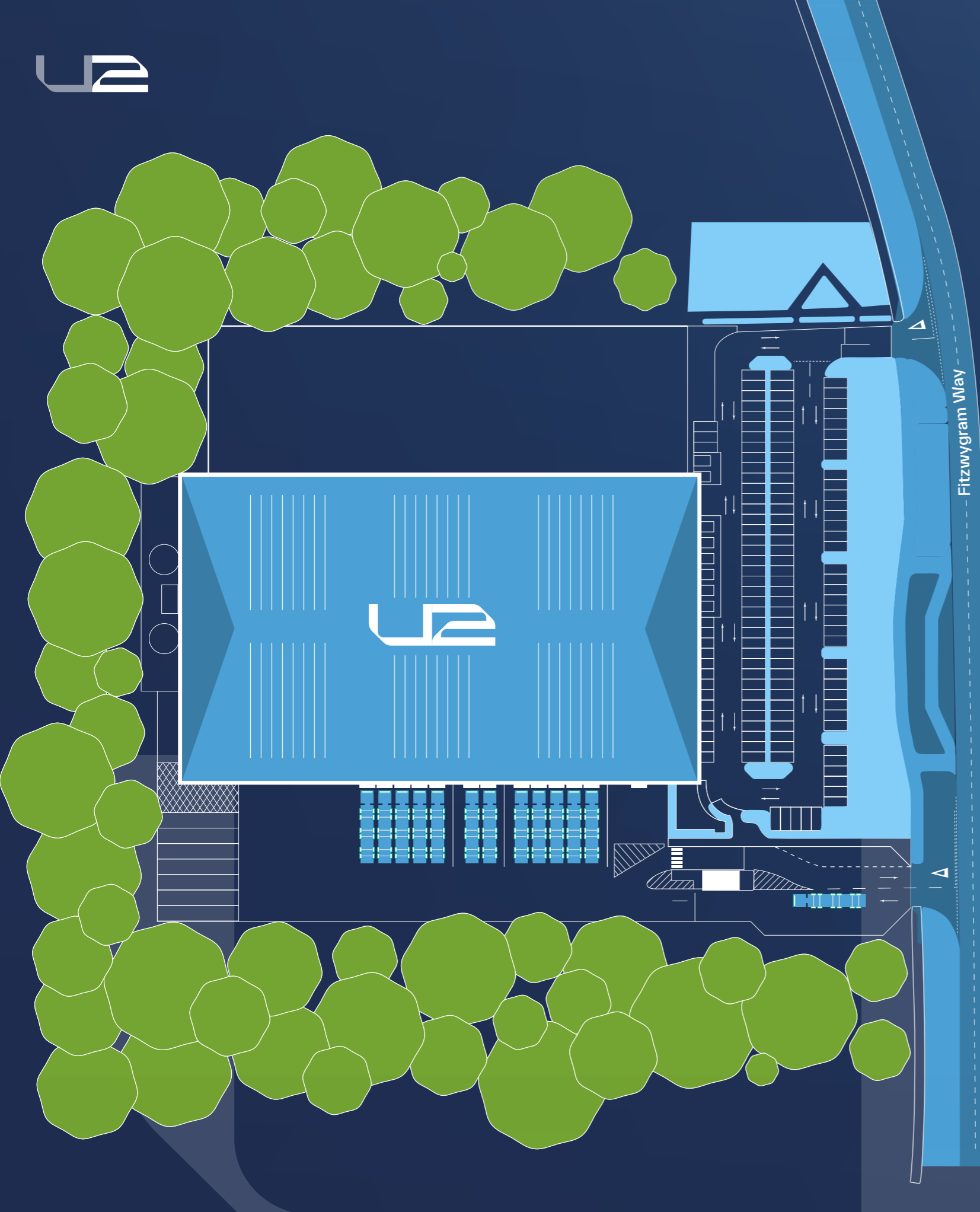
360°

The property is located on Dunsbury Park, a 100 acre prime industrial and manufacturing business park and a designated tax site within Solent Freeport.

Located just off J3 of the A3(M) Dunsbury Park benefits from excellent transport links to the UK motorway network, south coast and the key sea ports of Southampton and Portsmouth. The Park provides a high quality landscaped environment in keeping with the surrounding countryside. New site wide amenities are planned, including: nature trails, fitness tracks, picnic areas, canteen and meeting facilities.



Unit 2, Fitzwygram Way Dunsbury Park, J3 A3 Havant, Hants, PO9 4EE



The property comprises a modern Grade A distribution unit of portal frame construction, with integral office accommodation with a gross internal area of approximately 80,145 sq ft, including a separate gatehouse, on a site of approximately 6.6 acres.

The tenant has introduced three additional mezzanines providing over 75,000 sq ft of functional accommodation, serviced by a goods lift with pallet gate access to each floor.

The building was designed for further expansion of approximately 40,000 sq ft and the ground to the west is available for construction of this extension.

Accommodation	SQ FT	SQM
Warehouse	68,963	6,407
Ground Floor Office / Amenity	5,484	510
First Floor Office	5,450	506
Gatehouse	248	23
Total Base Build GIA	80,145	7,446
Mezzanine Floors	72,656	6,750
Total Floor Space	152,801	14,196



Ground Floor Reception & Amenity



Reception Area
With Passenger Lift
To First Floor



Staff Locker
Room



Canteen Break
Out Area



Male, Female &
Disabled WCs



External



6.6 Acre
Site



Secure 35m Deep
Yard with Gatehouse
and Flood Lights



Expansion for
Another 40K
SQ FT



140 Car Parking
Spaces



Warehouse



15m Clear
Internal Height



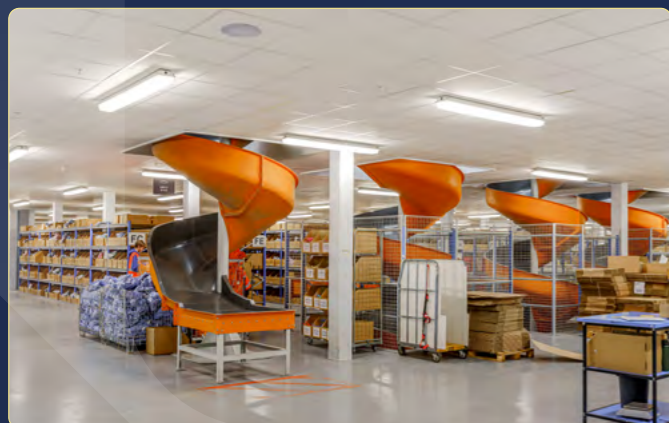
Warehouse Office
with Heating and
Air Conditioning



3 Level Access
Loading Doors



Sprinkler System with
External Tanks, Pump
Set and Generator



Floor
Loading



470KVA
Power Supply

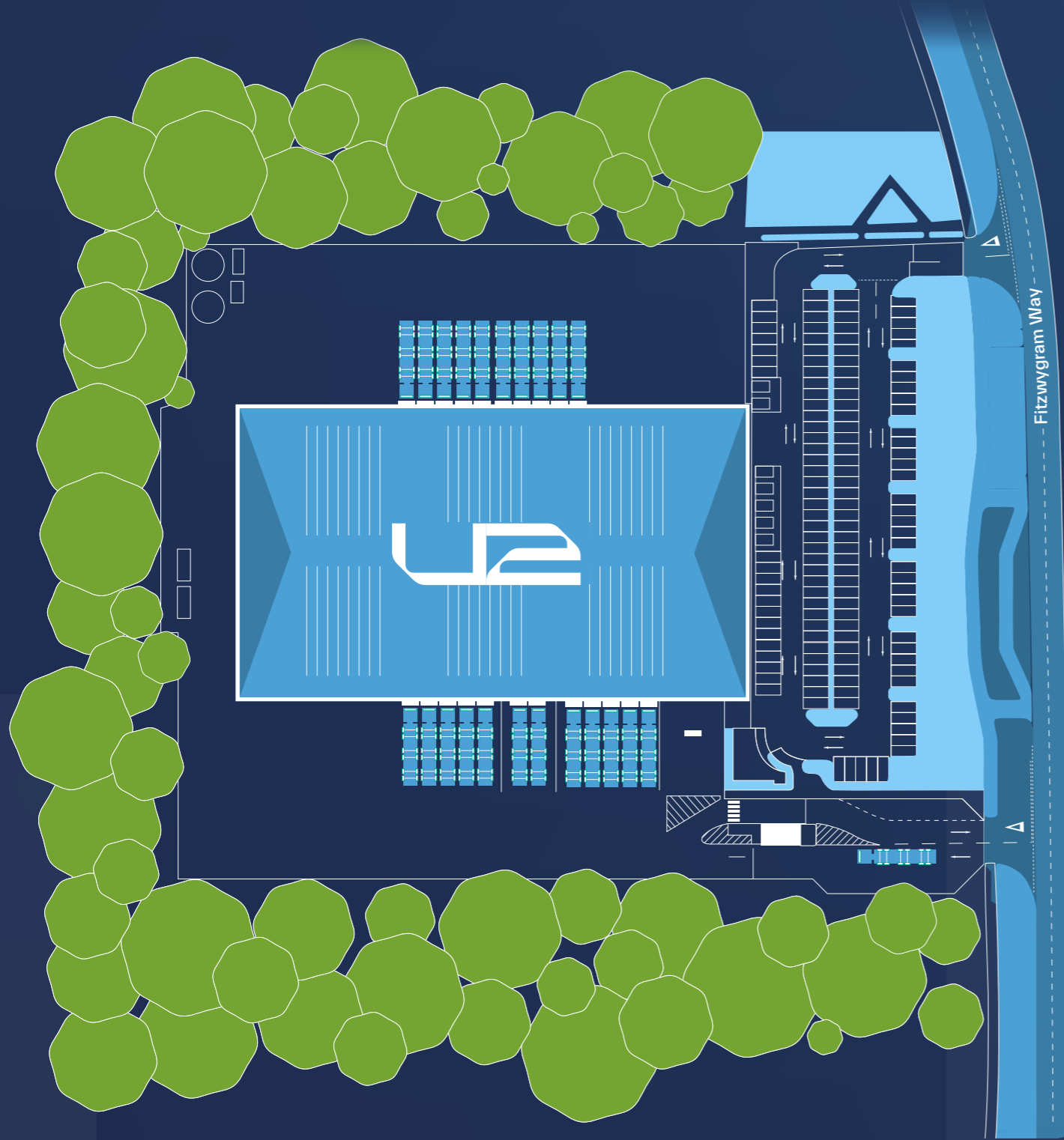


Goods Lift and
Pallet Gate to
Every Floor

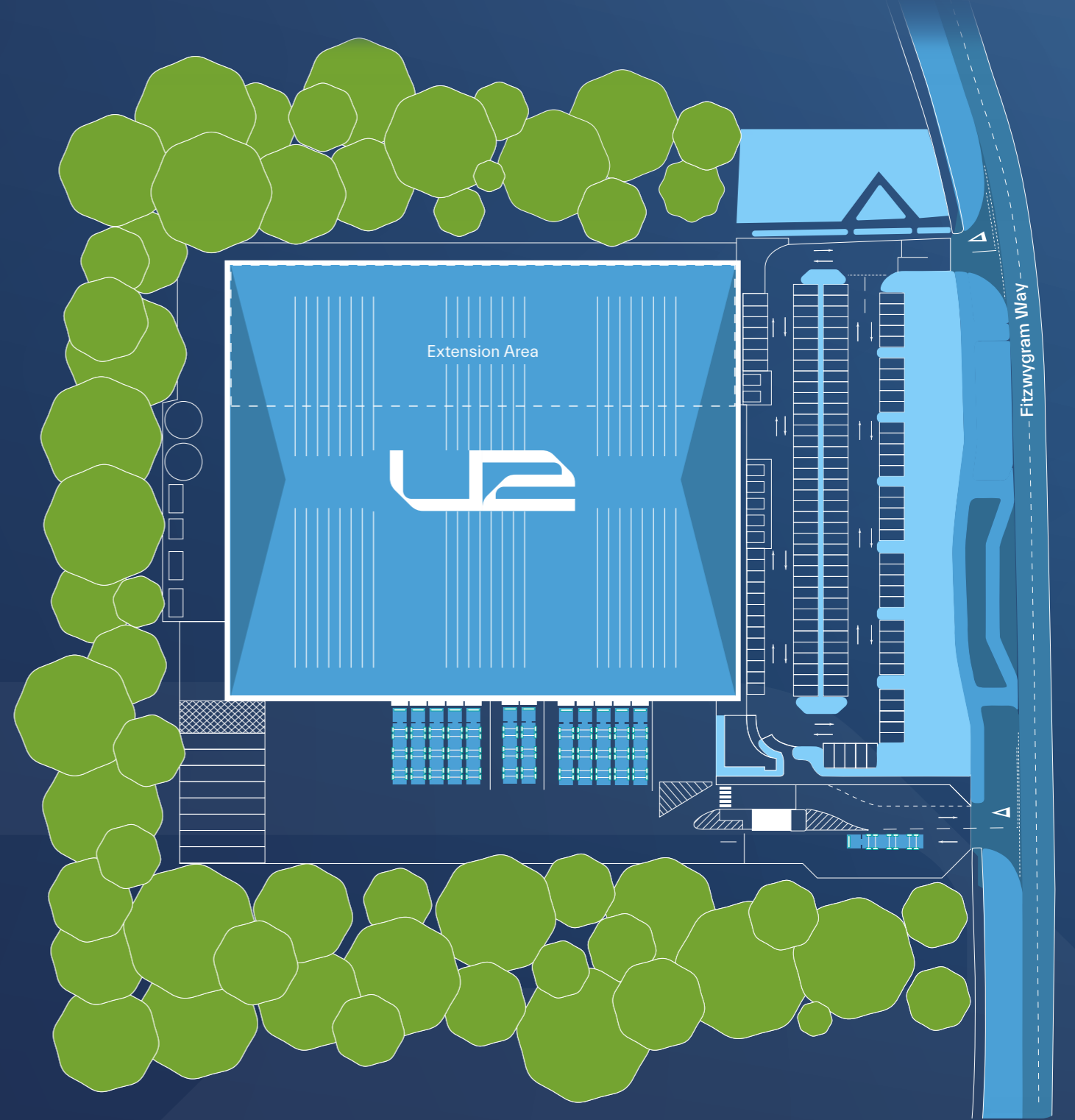


10 Dock Level Loading
Doors, Arranged In
Two Banks

Development Potential



Cross Docked Layout



Extension



PV Enabled



Electric Van
Charging



10% Warehouse
Roof Lighting



EV Charging
Points



Secure Cycle
Parking



EPC Rating
A-17



592,188

People living within **ten miles** of the site

1,151,128

People of working age in Hampshire

52,000

Employees in Hampshire work in **Manufacturing Industry**

Location	Miles	Time
Junction 3 A3 (M)	0.7 Miles	2 Mins
A27	2.5 Miles	5 Mins
Junction 12 M27	6.7 Miles	14 Mins
Junction 6 M3	35 Miles	70 Mins
Junction 11 M4	45 Miles	90 Mins
Junction 10 M25	44.5 Miles	89 Mins
London	68 Miles	68 Mins
Midlands M40 (J9) Via A34	96 Miles	96 Mins

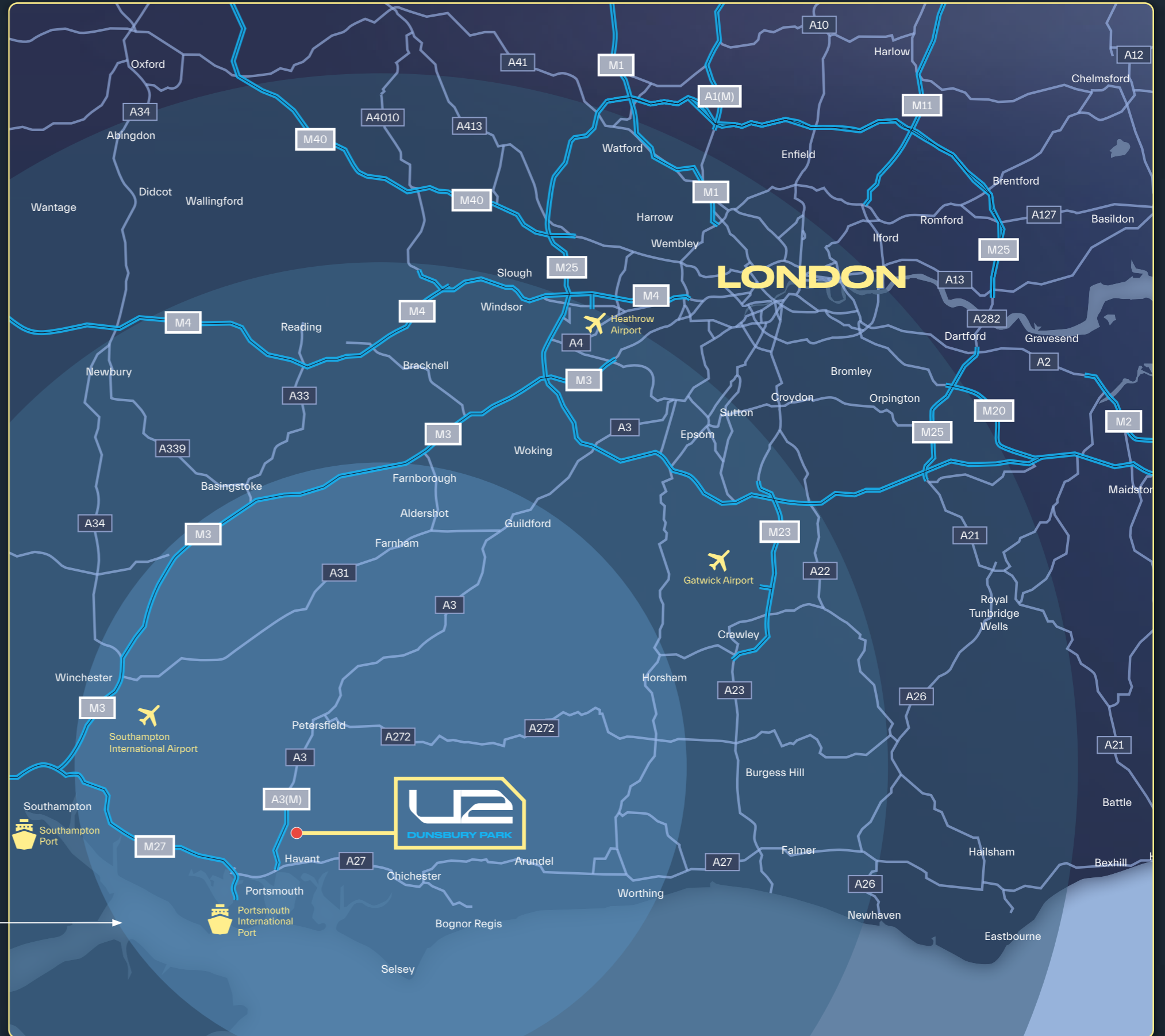
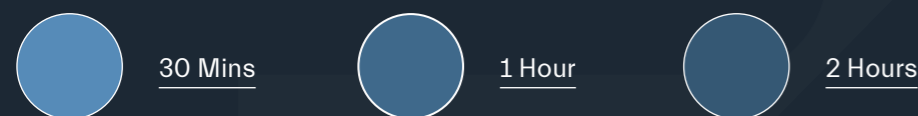
Airports	Miles	Time
Southampton	23.5 Miles	29 Mins
Heathrow	62 Miles	76 Mins
Gatwick	70 Miles	88 Mins

Ports	Miles	Time
Portsmouth International Port	8.2 Miles	12 Mins
Southampton Port	24 Miles	40 Mins
Dover Port	133 Miles	166 Mins

National Railway Stations	Miles	Time
Bedhampton	2.2 Miles	6 Mins
Havant	2.8 Miles	8 Mins

Source: Google Maps

Drive Times





DUNSBURY PARK

Terms on Application

The premises are available via an assignment or sub-lease of a Landlord and Tenant protect lease expiring 26 April 2032.

Alternatively, a new lease may be available, subject to agreement of terms with the landlord.

Business Rates

The property has been assigned a rateable value of £875,000 by the Valuation Office Agency (VOA), with effect from 01 April 2023.



Oliver Peppiatt

+44 (0) 7825 909 568
ollie.peppiatt@acrellp.com

James Attfield

+44 (0) 7951 091 649
james.attfield@acrellp.com




Gordon Reynolds

+44 (0) 7769 714 698
gordon.reynolds@cushwake.com

Heather Harvey-Wood

+44 (0) 7917 423 467
heather.harvey-wood@cushwake.com

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