Units 3 & 4 Solent 27

WALTON ROAD, PORTSMOUTH, PO6 1SX

realest



Undergoing Full Refurbishment
PC Q4 2026

TO LET

Industrial Unit/Warehouse
Established Industrial/Trade Area
Exceptionally Well Located – Just Off A27
8,551- 20,503 ft² (794.39 - 1,904.75 m²)

Description

The property was built in the early 1990's and comprise two interconnecting warehouse units within a terrace of three. The subject units are of steel portal frame and part brick and blockwork construction with profile metal clad elevations and roof.

Specification

- Currently undergoing full refurbishment – practical completion due Q4 2026
- Available to let either together as a whole or individually (subject to sub-division)
- Eaves height 6.8m
- Underside haunch heigh 6.25m
- Ridge height 7.5m
- 2 x up and over roller electric loading doors per unit – 5m (w) x 5.3m (h)
- Ground and first floor offices to Unit 4 only
- Cloakrooms to Unit 4 only
- Secure palisade fenced brick paved yard with 3 x double gated entrances
- Direct access to A27
- Current EPC Ratings: Unit 3 – D84/Unit 4 – D82 – Targeting B Rating post refurbishment

Accommodation

Floor Area	Sq Ft	Sq M
UNIT 3: Ground Floor Warehouse	8,551	794.39
UNIT 3 TOTAL	**8,551**	**794.39**
UNIT 4: Ground Floor Warehouse & Offices	10,408	966.91
UNIT 4: First Floor Offices	1,544	143.45
UNIT 4 TOTAL	**11,952**	**1,110.36**
TOTAL COMBINED UNITS 3 & 4(GIA)	**20,503**	**1,904.75**





Location

The property is located in an excellent position close to the junction of Walton Road and Eastern Road (A2030) in Drayton, north Portsmouth. The Eastern Road provides direct access to the A27 which in turn leads to the M27 to the west and the A3(M) to the east.

Walton Road and its immediate surroundings is an established industrial area which follows through via a railway bridge road to the Railway Triangle Industrial Estate to the west. Key occupiers include SGN, Menzies Distribution, Pall Manufacturing, Stagecoach and SSE.

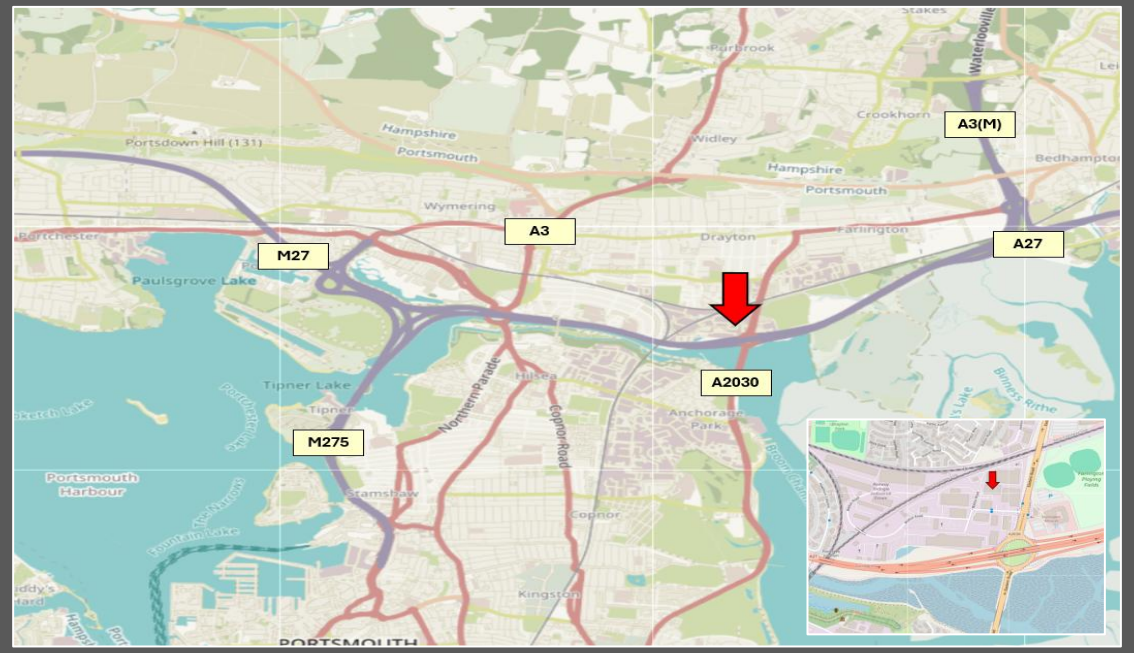
Terms

The property is available as a whole or as separate units on new Fully Repairing and Insuring lease(s) on terms to be agreed at a quoting rent of £12.75 psf pax.

Business Rates

The rateable value of the property from April 2026 is £158,000. All enquiries to Portsmouth City Council.

Destinations	Miles
A27	0.2
A3(M)	2
M27	2
Portsmouth Container Port	4
Southampton International Airport	19
Port of Southampton	20
London Heathrow Airport	63



Units 3 & 4 Solent 27, Walton Road, Portsmouth **SAT NAV: PO6 1SX**

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Adrian Whitfield
Realest
07901 558730
adrian.whitfield@realest.uk.com

Lauren Udall
Realest
07799 623239
lauren.udall@realest.uk.com

Elise Evans
Lambert Smith Hampton
07703 393120
eevans@lsh.co.uk

George Cook
Lambert Smith Hampton
07596 578707
gcook@lsh.co.uk

realest
023 8202 3999
realest.uk.com

Lambert Smith Hampton

Realest give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken – some of the images are archive taken prior to previous occupation.