

TO LET – 80,145 SQ FT (7,446 SQ M)

FULLY FITTED STORE & E-COMM DISTRIBUTION CENTRE

DUNSBURY PARK



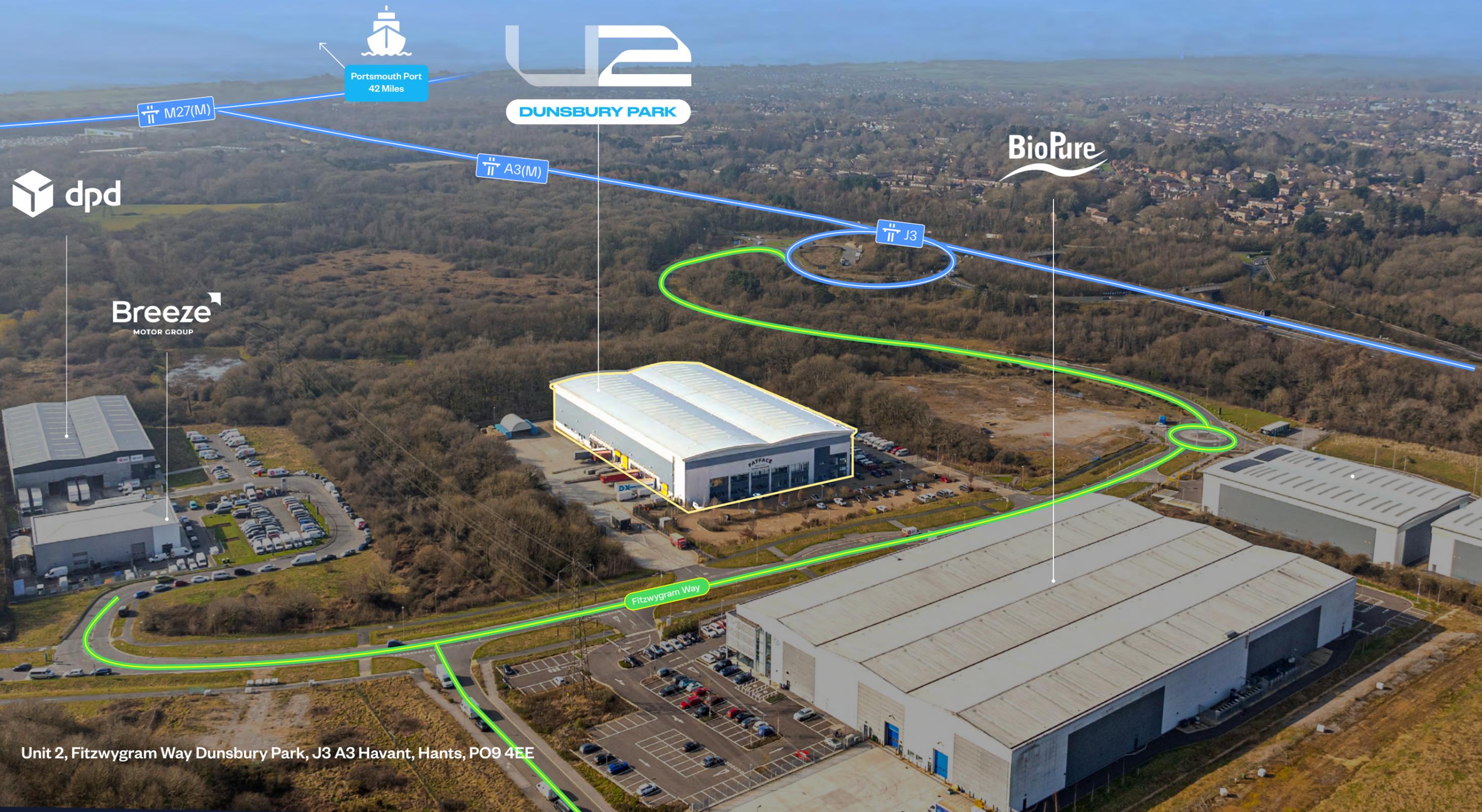
UNIT 2, FITZWYGRAM WAY, DUNSBURY PARK, J3 A3(M), HAVANT, PO9 4EE



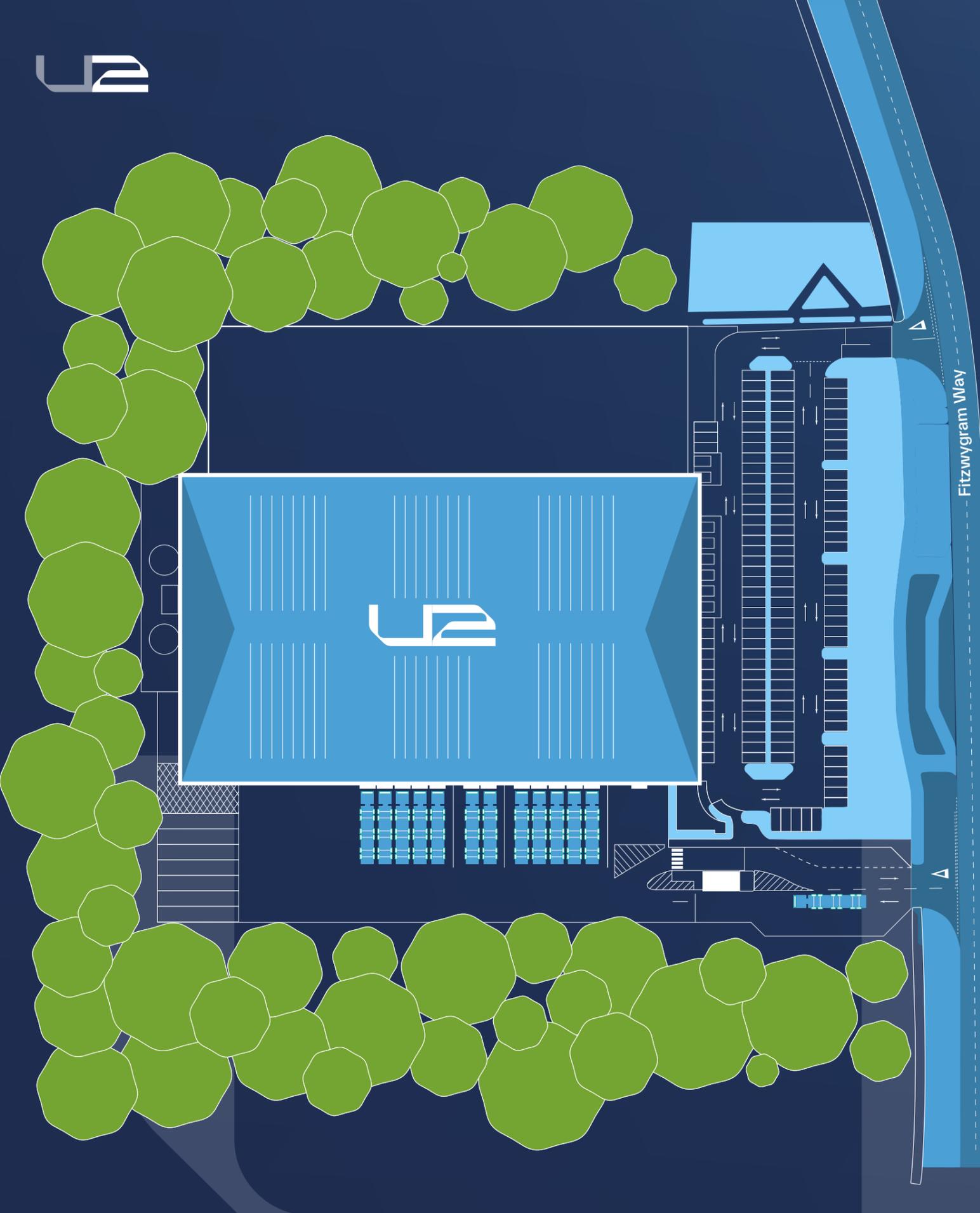
360°

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

First Floor Offices



Suspended Ceilings, Pir Controlled, Recessed Led Lighting & Raised Floor



Male, Female & Disabled WCs



Passenger Lift to Ground Floor



Direct Access to First Mezzanine Floor



External



6.6 Acre Site



Secure 35m Deep Yard with Gatehouse and Flood Lights



Expansion for Another 40K SQ FT



Canopied Refuse Area



Diesel Tank to Rear



140 Car Parking Spaces



Racking & Pallets



6,300 Pallet Locations



2 per Beam, 1.5 per Level, 750 per Pallet



34,000 Pick Locations, Including Cardboard Picking



40 Pick Stations at GF



3 Pick Stations at 3rd Floor

Warehouse



15m Clear Internal Height



10 Dock Level Loading Doors, Arranged In Two Banks



3 Level Access Loading Doors



Sprinkler System with External Tanks, Pump Set and Generator



Warehouse Office with Heating and Air Conditioning



Heating and Air Conditioning



Existing Tenant Fit Out of Extensive Racking



Floor Loading



470KVA Power Supply



Goods Lift and Pallet Gate to Every Floor



Existing Tenant Fit Out of Extensive Racking

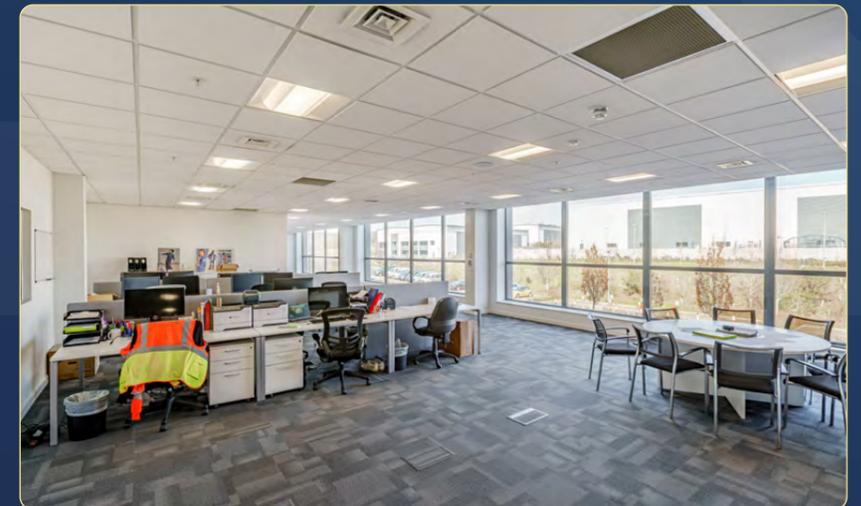
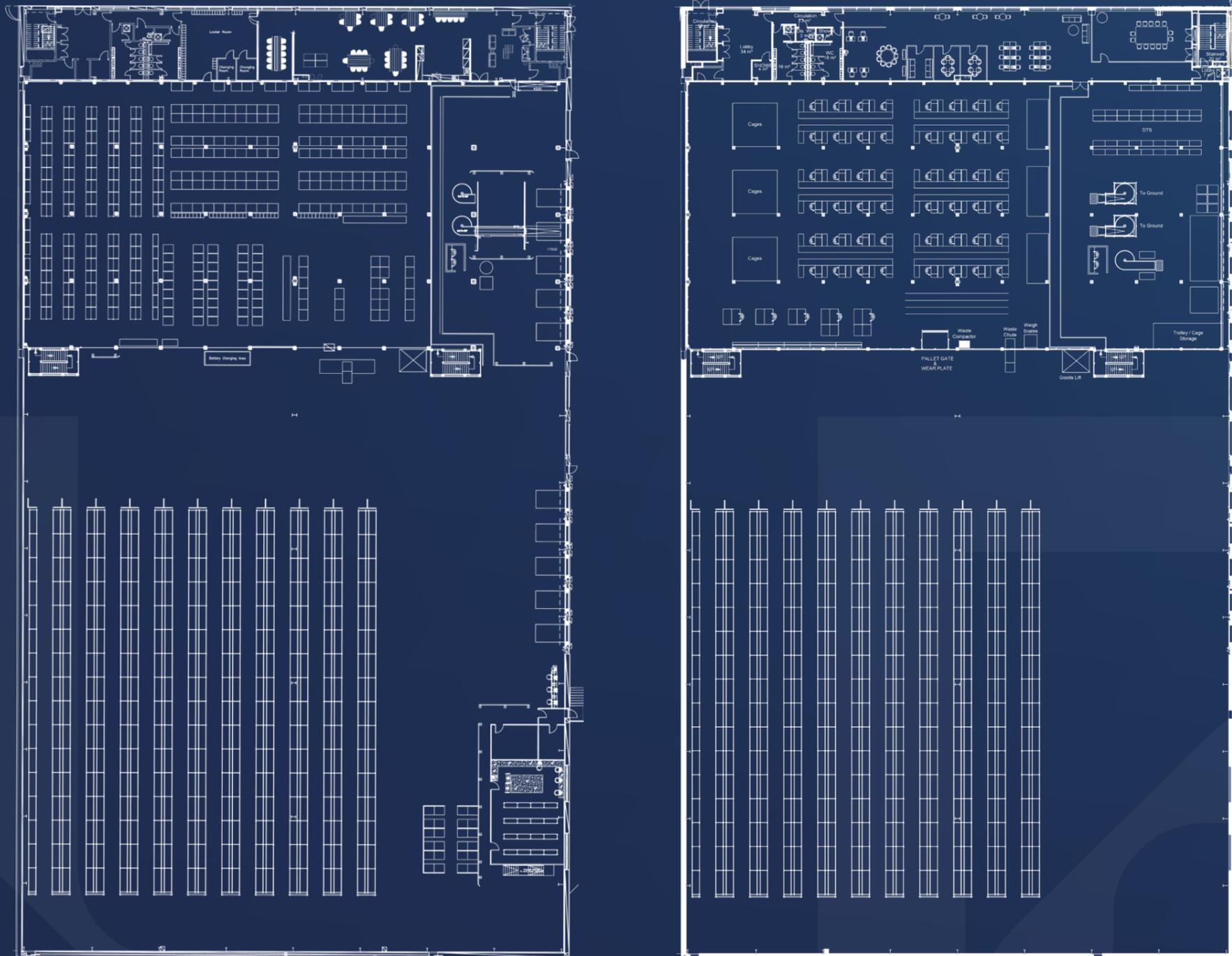


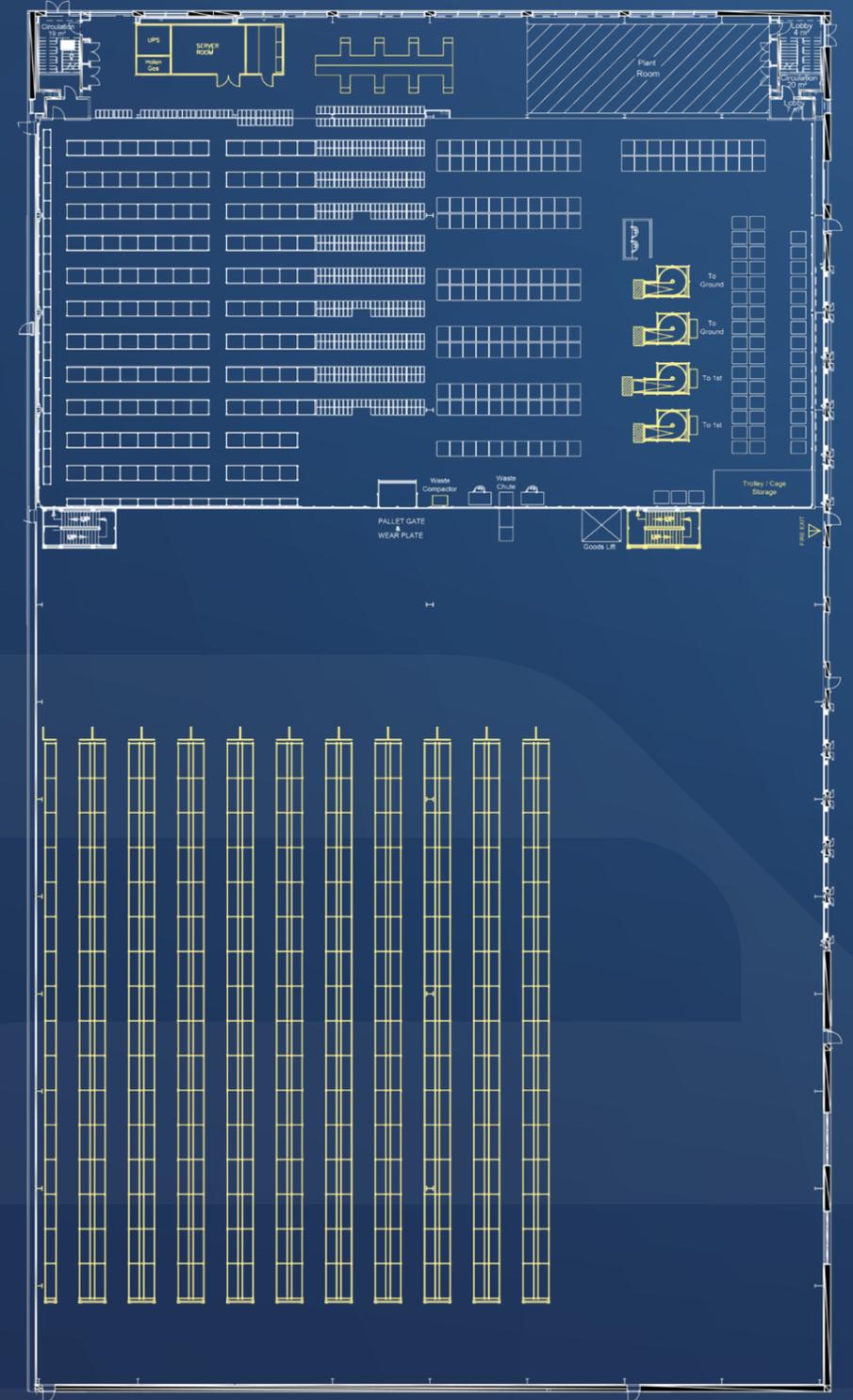
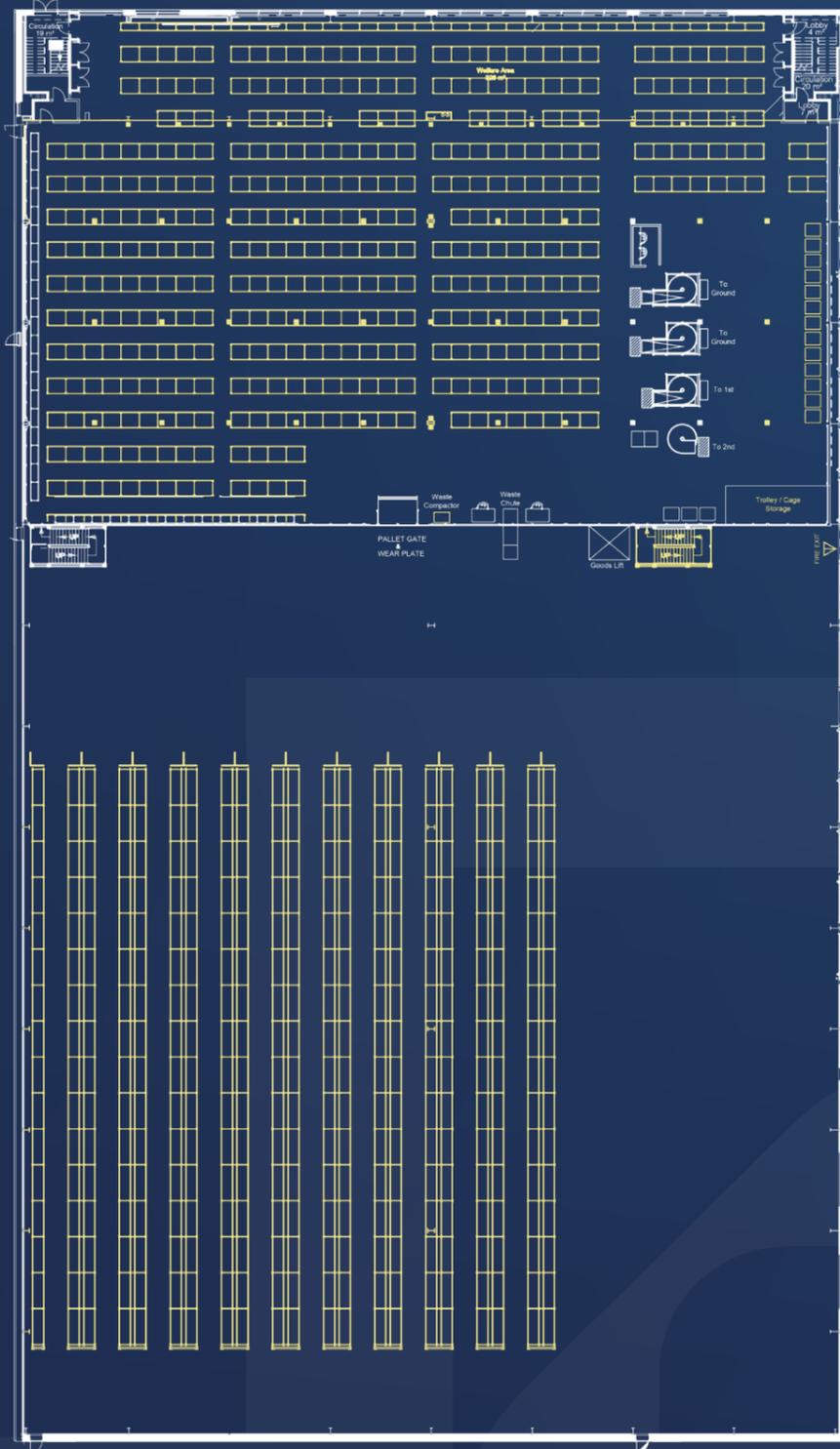
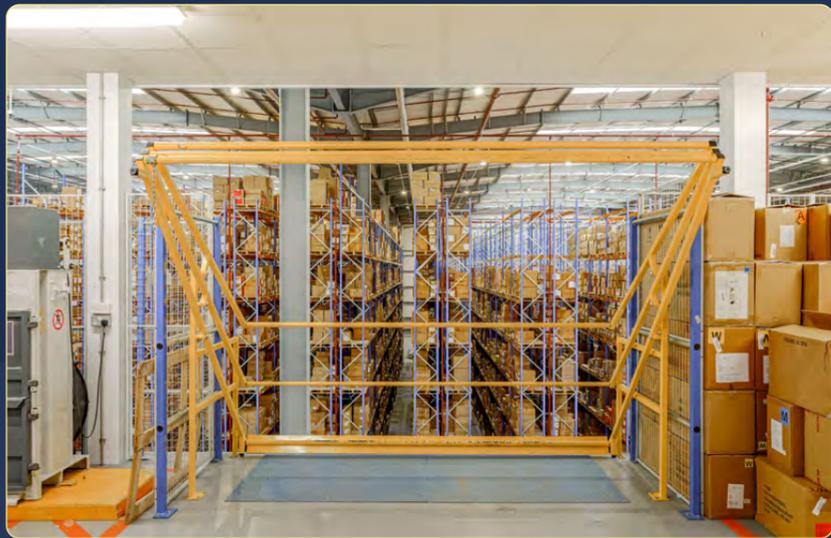
PA System



Spiral Conveyor with Access Accross All Floors









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



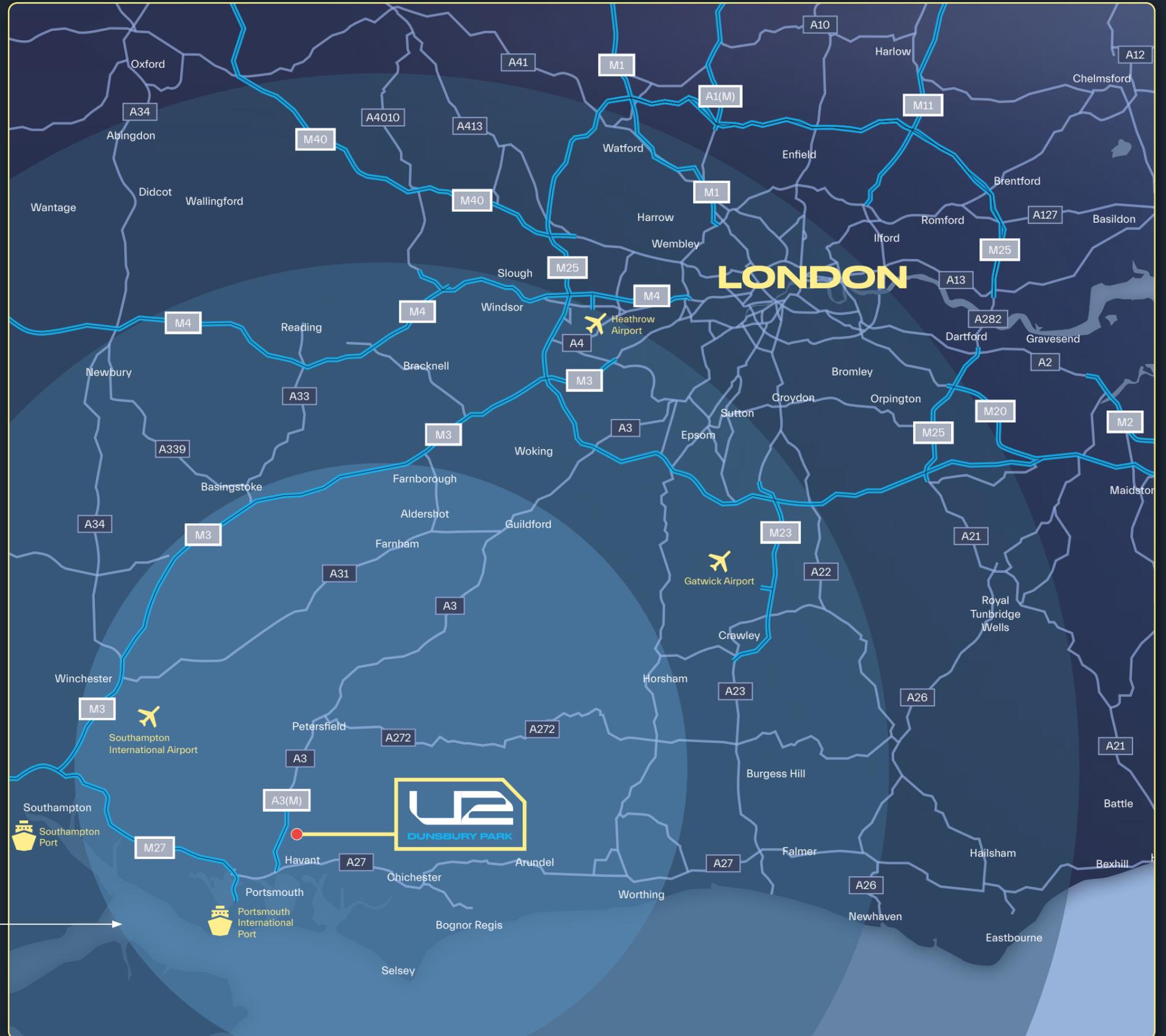
30 Mins



1 Hour



2 Hours





DUNSBURY PARK

Terms on Application

The premises are available via an assignment or sub-lease of a Landlord and Tenant protected 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.



Gordon Reynolds

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

Heather Harvey-Wood

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