



J3 - A3(M), HAVANT

**A NEW
BUSINESS
GATEWAY
TO THE SOUTH**

PO9 4EE

WWW.DUNSBURYPARK.CO.UK

**A MAJOR NEW
45-ACRE**

INDUSTRIAL / DISTRIBUTION BUSINESS
PARK OFFERING BESPOKE FACILITIES
ON A BUILT-TO-SUIT BASIS FROM
20,000 SQ FT TO 200,000 SQ FT.



LOCATION ▲

Situated directly adjacent to junction 3 of the A3(M), Dunsbury Park is a major new business development for the Solent region.



OPPORTUNITY ▲

Bespoke facilities from 20,000 sq ft to 200,000 sq ft are available on a built-to-suit basis.



DEVELOPMENT ▲

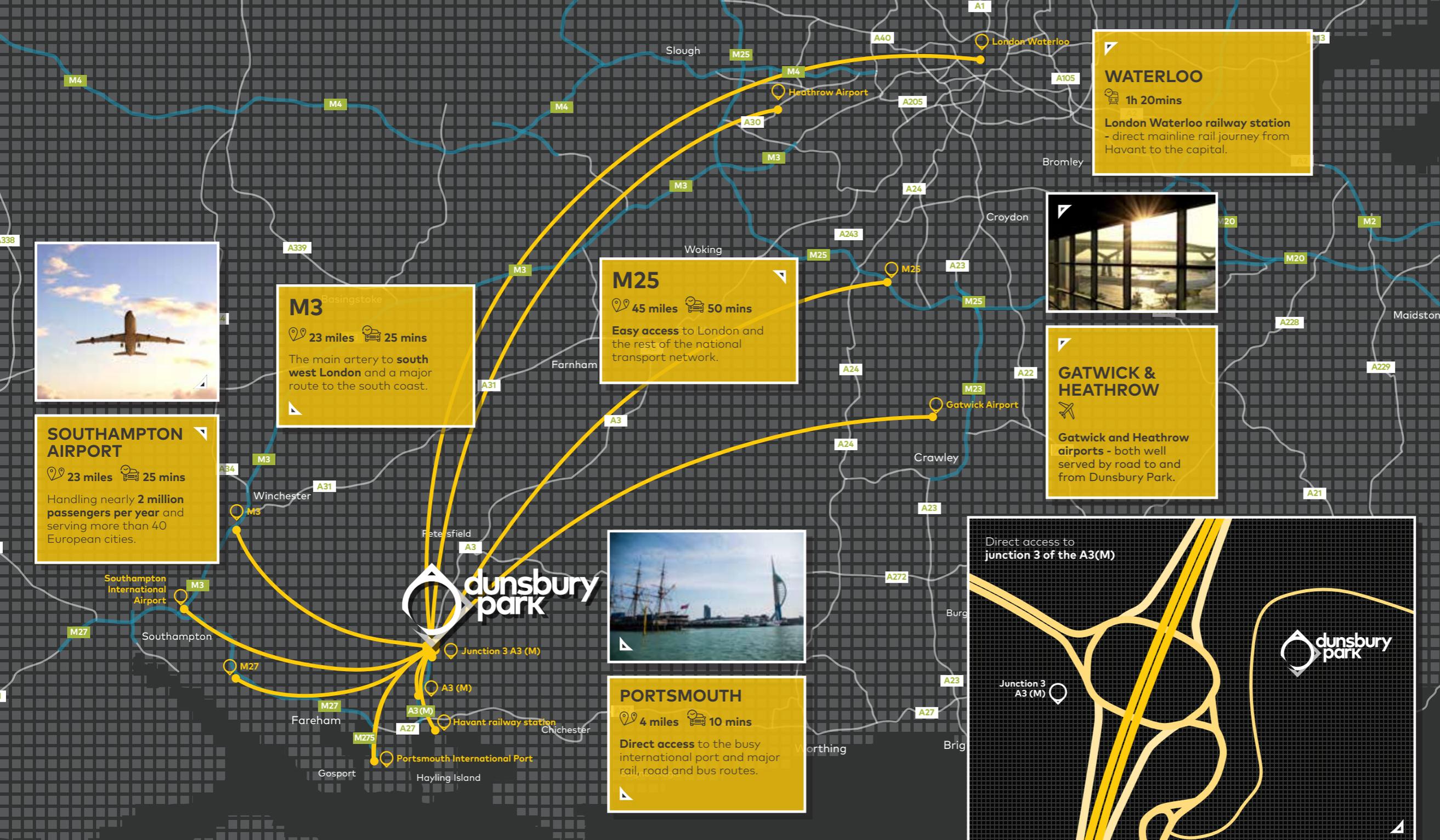
We have planning permission to develop 665,000 sq ft of warehouse, manufacturing and office space, of which 80,000 sq ft is let. The site also has provision for hotel and conference facilities totalling 60,000 sq ft.



EMPLOYMENT ▲

The scale and employment potential offered at Dunsbury Park is unrivalled in the region. There are 330,000 people of working age living within ten miles of the site.

Indicative



SOUTHAMPTON AIRPORT
 23 miles 25 mins
 Handling nearly 2 million passengers per year and serving more than 40 European cities.

M3
 23 miles 25 mins
 The main artery to south west London and a major route to the south coast.

M25
 45 miles 50 mins
 Easy access to London and the rest of the national transport network.



GATWICK & HEATHROW
 Gatwick and Heathrow airports - both well served by road to and from Dunsbury Park.

WATERLOO
 1h 20mins
 London Waterloo railway station - direct mainline rail journey from Havant to the capital.



PORTSMOUTH
 4 miles 10 mins
 Direct access to the busy international port and major rail, road and bus routes.



PRIME LOCATION

Dunsbury Park offers a superb location next to junction 3 of the A3(M), on the direct route from London to the south coast.

The A3(M) now enjoys greatly reduced journey times to the M25, and major airports, thanks to the Hindhead tunnel.

Dunsbury Park is well connected with rail, bus routes and Portsmouth International Port offering a comprehensive travel network with the west, north and east of England and with Europe.

The park is easily accessible for a large, skilled workforce and offers swift freight movements into the national road network. It is close to local amenities in Havant and Waterlooville.

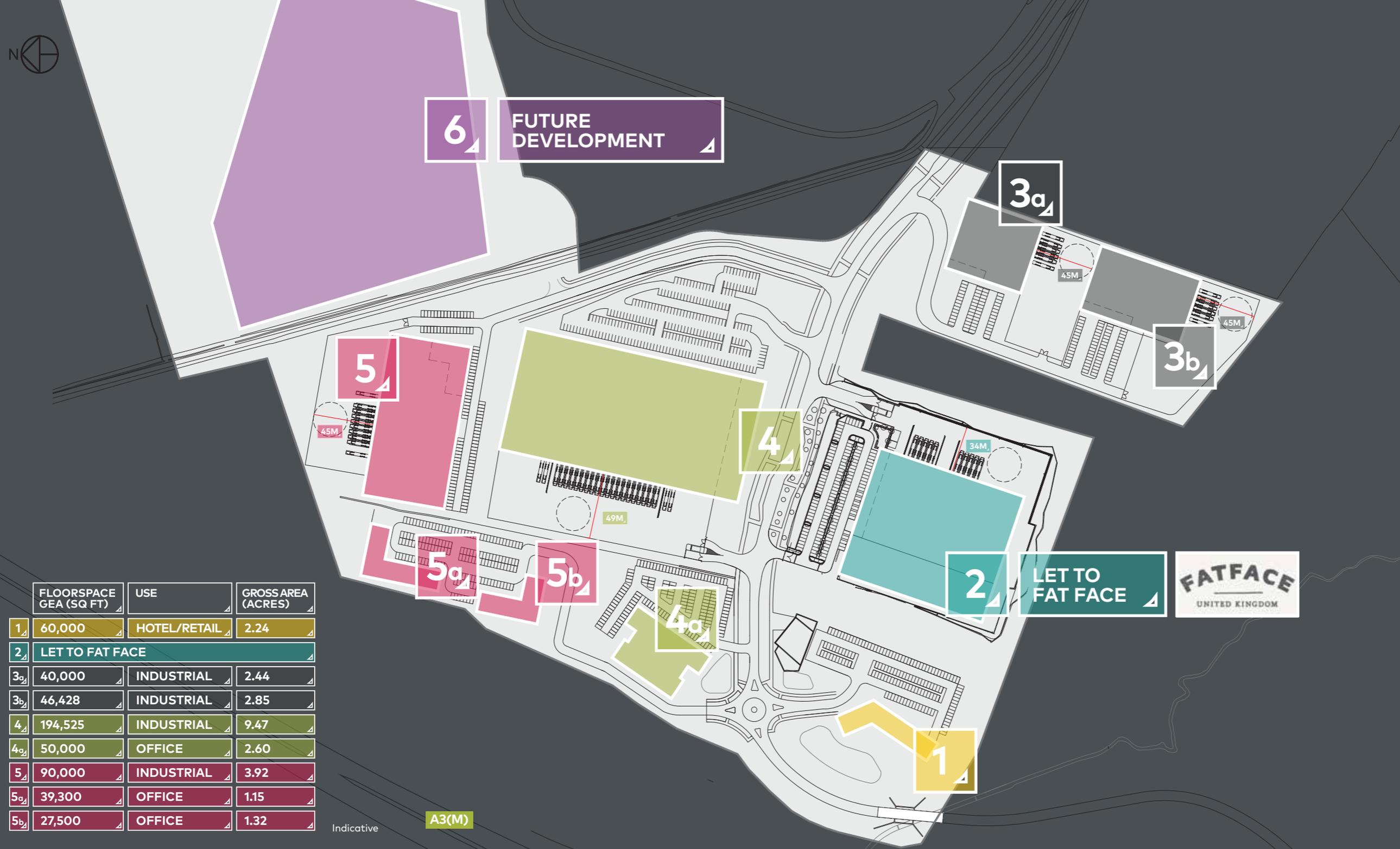


FLEXIBLE OFFER

Flexible built-to-suit development opportunities are available now for units ranging from 20,000 sq ft to 200,000 sq ft.

All buildings will be built to high environmental standards and will typically include the following specification:

- Floor loadings of 50 KN/sq m.
- Dock and level loading doors.
- 10% roof lights.
- Car parking and separate access to yards.
- Cat A offices.
- Eaves heights up to 15 m.



	FLOORSPACE GEA (SQ FT)	USE	GROSS AREA (ACRES)
1	60,000	HOTEL/RETAIL	2.24
2	LET TO FAT FACE		
3 _a	40,000	INDUSTRIAL	2.44
3 _b	46,428	INDUSTRIAL	2.85
4	194,525	INDUSTRIAL	9.47
4 _a	50,000	OFFICE	2.60
5	90,000	INDUSTRIAL	3.92
5 _a	39,300	OFFICE	1.15
5 _b	27,500	OFFICE	1.32

Indicative

A3(M)



WORK HAS STARTED

Dunsbury Park is served by a new link road designed and constructed by landowners Portsmouth City Council specifically to open up the site.

Outdoor lifestyle clothing brand Fat Face has taken 80,000 sq ft of office and distribution space with a 40,000 sq ft expansion option.



Distribution centre - **Fat Face** has taken 80,000 sq ft with an expansion option.



Flexible offer - plots are available now for units ranging from 20,000 sq ft to 200,000 sq ft.



Access - the park is served by a new link road.



Fat Face - the outdoor lifestyle clothing brand is the **first confirmed occupier**.



PARKLAND SETTING

Dunsbury Park is a prime employment location with a modern business park feel which retains the inherent natural character of the surrounding woodland.

It is a socially responsible development that acts as a landmark whilst integrating itself into the natural setting. This ensures a unified appearance whilst allowing each plot to retain its own character.

The Hermitage stream runs through the landscaped park, bridged by the new link road, and a habitat area to the north of the site helps to preserve some of the rich wildlife the surrounding area has to offer.



Hermitage Stream
- a landscaped brook runs through the business park.



Natural character - Dunsbury Park is a **socially responsible** development with a modern feel.



Dormouse - Dunsbury Park is home to rare wildlife.



Sustainable - a habitat area to the north of the site helps preserve Dunsbury Park's natural riches.

Bridge - the Hermitage Stream is bridged by the new link road.



**TO FIND OUT WHAT DUNSBURY
PARK CAN OFFER YOUR BUSINESS
PLEASE CONTACT THE AGENTS.**



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