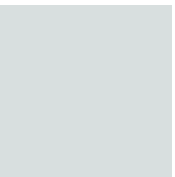
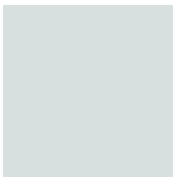
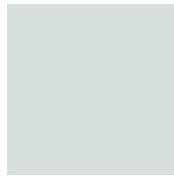
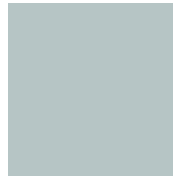
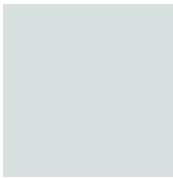




voyagerpark.co.uk
PORTSMOUTH

EXPLORER



leasehold units
from 3,400 to 13,890 sq ft

EXPLORER

is part of Phase 1 at Voyager Park, offering small industrial and warehouse units on **leasehold** terms

Voyager Park is set to be the premier industrial and distribution park in Portsmouth providing over half a million square feet of space on 32 acres.

Phase 1 comprises a small unit scheme in a landscaped environment with Explorer offering 12 units from 3,400 sq ft to 13,890 sq ft on a leasehold basis.

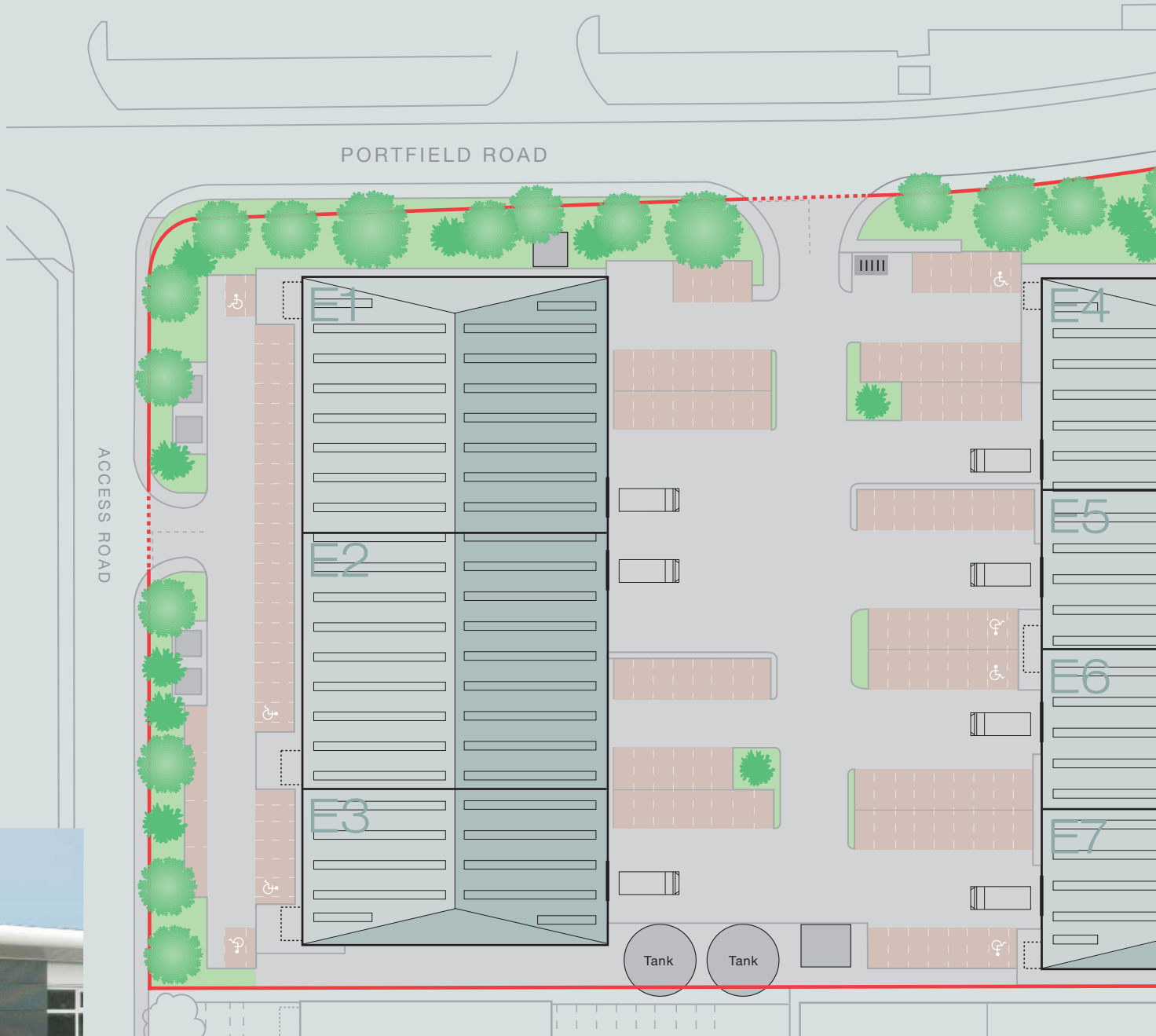




the Location

Voyager Park is located on Portfield Road within the Airport Industrial Estate of Hillsea in Portsmouth close to the A27. Junction 12 of the M27 is approximately 2 miles away and Portsmouth City Centre and the Docks are within 5 minutes drive.





Specification

4m loading doors

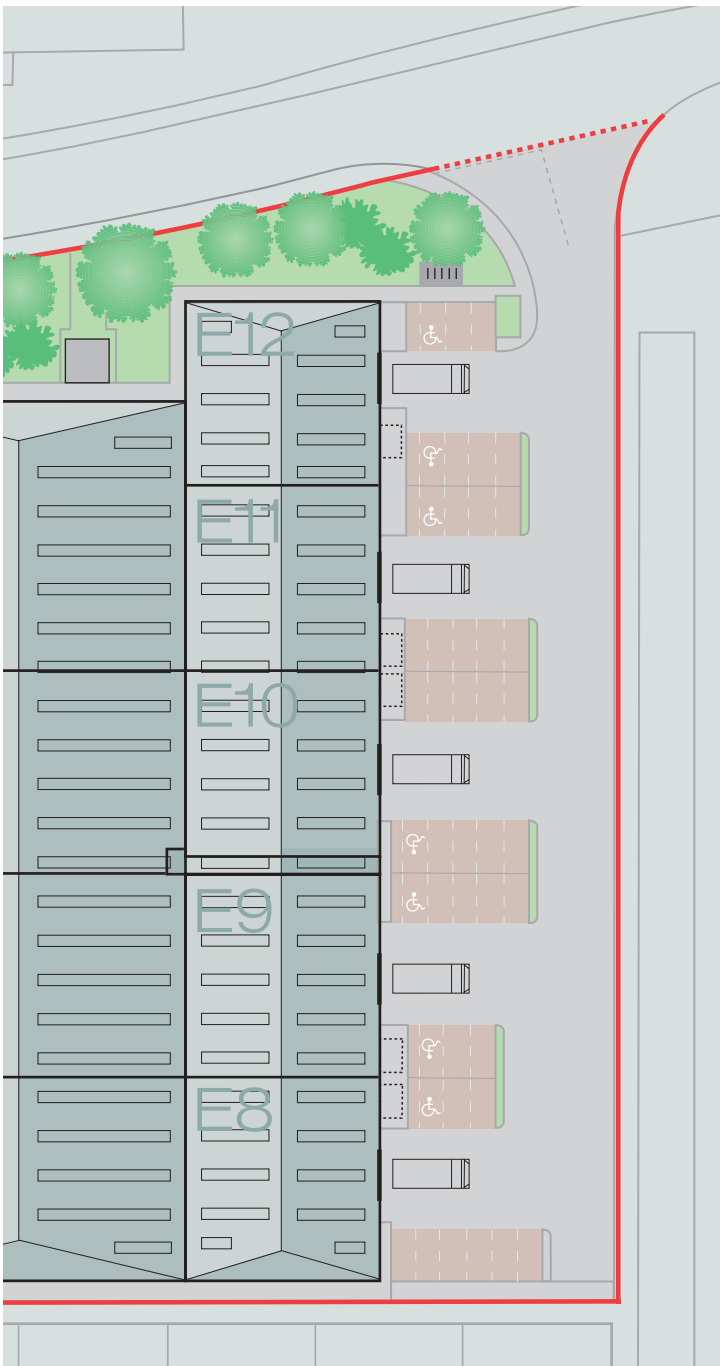
Minimum eaves height of 6m

30kN/m² floor loading

Glazing to front elevations

Designated car parking spaces

Fitted offices



Accommodation (Gross External)

	Warehouse	Office	Total
Unit 1	12,396 sq ft	1,494 sq ft	13,890 sq ft (1,290 sq m)
Unit 2*	12,260 sq ft	*	12,260 sq ft (1,139 sq m)
Unit 3*	8,305 sq ft	*	8,305 sq ft (772 sq m)
Unit 4	8,760 sq ft	1,180 sq ft	9,940 sq ft (924 sq m)
Unit 5*	6,590 sq ft	*	6,590 sq ft (612 sq m)
Unit 6*	6,590 sq ft	*	6,590 sq ft (612 sq m)
Unit 7*	6,570 sq ft	*	6,570 sq ft (610 sq m)
Unit 8	3,730 sq ft	-	3,730 sq ft (347 sq m)
Unit 9	3,745 sq ft	-	3,745 sq ft (348 sq m)
Unit 10	3,480 sq ft	-	3,480 sq ft (323 sq m)
Unit 11	3,400 sq ft	-	3,400 sq ft (316 sq m)
Unit 12	3,400 sq ft	-	3,400 sq ft (316 sq m)

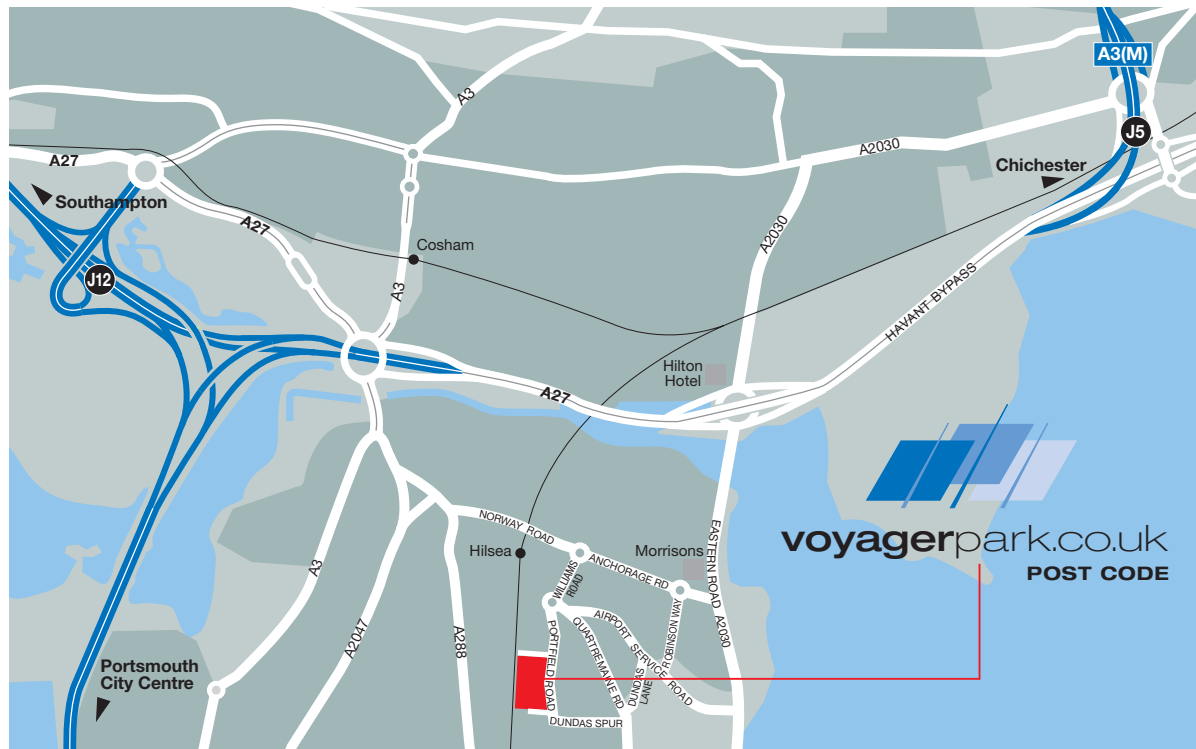
*Office content available if required.
Units can be amalgamated.



Road	M27 (J12)	2 miles
	Southampton	20 miles
	Brighton	50 miles
	London	68 miles
Rail	Portsmouth to London Waterloo	95 mins
Airports	Southampton	19 miles
	Gatwick	55 miles
	Heathrow	60 miles
Sea	Portsmouth Ferry Terminal	3 miles
	Southampton Docks	21 miles



Sources: The AA and National Rail Enquiries
Distances and journey times are approximate.



A development by



Slough Estates supports the Code of Practice for Commercial Leases and is willing to consider a variety of lease terms. These variations may affect the level of rent. These particulars are believed to be correct at publication date but their accuracy is in no way guaranteed, neither do they form part of any contract. November 2006.