

# ALPHA

WATERBERRY DRIVE,  
WATERLOOVILLE, HAVANT,  
HAMPSHIRE, PO7 7UW

[WWW.ALPHA-A3.CO.UK](http://WWW.ALPHA-A3.CO.UK)

50,385 SQ FT (4,681 SQ M)

**INDUSTRIAL UNIT**  
WITHIN SECURE SITE  
WITH IMMEDIATE ACCESS  
TO J3 A3(M)

FULLY REFURBISHED  
AVAILABLE NOW  
TO LET

# SPECIFICATION



Comprehensively Refurbished



5 Electric Level Loading Doors



New PV System



Shower Facilities



BREEAM 'Very Good' EPC A+



112 Parking Spaces (Including 9 Disabled Spaces)



New Roof



Kitchenette



Ground And First Floor Offices



12 active electric charging spaces (+ 12 passive)



7.5 m Eaves Height



Screed Topping To Warehouse Floor



Cycle Storage



Office Refurbishment To Cat A (Including New M&E)



Self Contained Secure Site



New Lift



650 KVA



New LED Lighting To Warehouse



Outdoor Seating Area

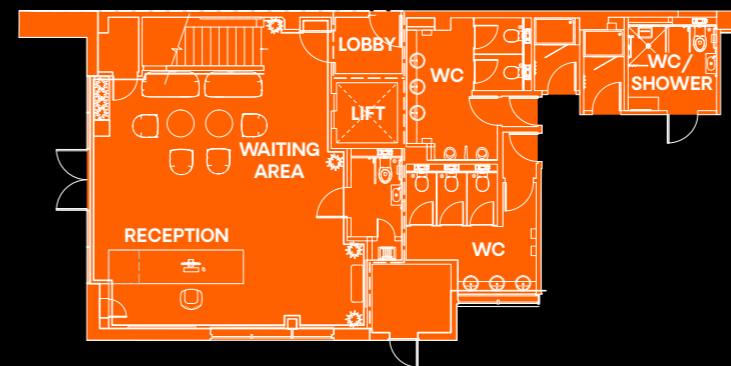


Feature Reception

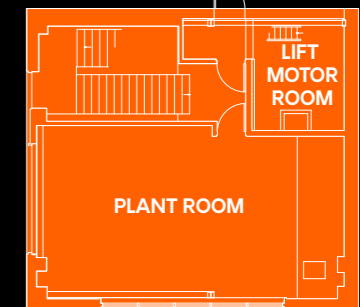
Accommodation	Sq Ft	Sq M
Warehouse	42,801	3,976
Ground Floor Offices	2,276	212
First Floor Office	4,324	401
Second Floor Plant Room	984	92
<b>Total (GIA)</b>	<b>50,385</b>	<b>4,681</b>



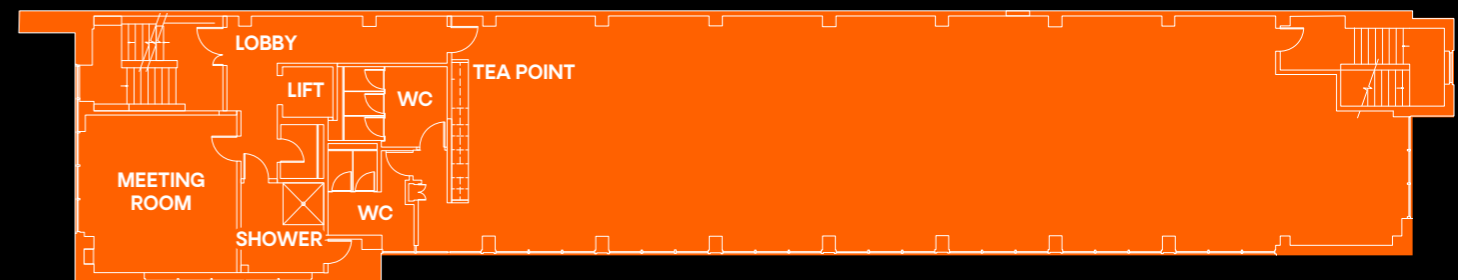
Ground Floor Offices

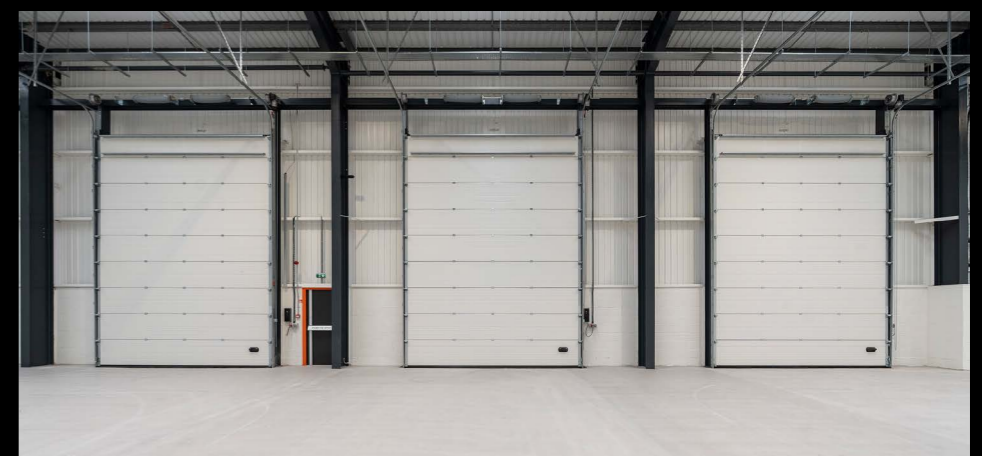


Second Floor Plant Room:



First Floor Office:





← M25 (J10) / M3 (J5)

M27 (J12) →

# IN GOOD COMPANY

Alpha Waterlooville, is a 50,385 sq ft self-contained industrial unit that has had extensive refurbishment works. The building boasts a 277 kWp solar PV array which provides the tenant an element of green energy and at a discounted rate.

The unit is located on Waterberry Drive, strategically positioned within the business district of Waterlooville, a vibrant hub of commercial activity.

Immediate access to the A3 ensures convenient drive times to nearby towns and cities, facilitating seamless distribution and supply chain management, invaluable for businesses reliant on efficient transportation and timely deliveries.

One is able to drive to London via the M3 within 2 hours 30 minutes, whilst you can reach Southampton via the M27 in under 40 minutes and Portsmouth within 20 minutes via the A27.

Local amenities include a range of retail, restaurant and leisure outlets contributing to a thriving business ecosystem.

### Local Occupiers & Amenities:



Sainsbury's

SCREWFIX

HOWDENS



CrossFit

Crosby | SP

cemco



Ensinger

ASDA

A3(M)

J3

A3(M)

A3

Town Centre

Ellettra Ave


Hambleton Rd

ALPHA


Waterberry Dr




Strategically located with immediate access to the A3, Alpha Waterlooville offers seamless connectivity to key destinations such as London, Southampton and Portsmouth.

 Road	Miles
Junction 3 A3 (M)	2
A27	4
M27 (Junction 12)	7
M3 (Junction 5)	34
M25 (Junction 10)	45
M4 (Junction 11)	46
London	77



 Airports	Miles
Southampton	22
Heathrow	59
Heathrow Cargo Terminal	60
Gatwick	71

 Ports	Miles
Portsmouth	9
Southampton	26
Dover	134

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PO7 7UW

\*Distance calculated on Google Maps



ALPHA

Excellent transportation links, including proximity to the A3(M) and M27



Diverse workforce with skills and expertise in the logistics, manufacturing and engineering sectors



Local population of approximately 65,000 residents, offering a potential customer base and labour pool for logistics operations

FOR FURTHER INFORMATION:



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