

# SONAR

## PORTSMOUTH

Limberline Road  
Portsmouth  
PO3 5JF

**7 BRAND NEW HIGH QUALITY  
INDUSTRIAL / LOGISTICS UNITS  
5,498 - 35,285 SQ FT  
AVAILABLE NOW**

[SONARPORTSMOUTH.CO.UK](http://SONARPORTSMOUTH.CO.UK)



**WRENBRIDGE**



**FIERA  
REAL ESTATE**

# BEST NEW LOGISTICS DEVELOPMENT DETECTED

Sonar, Portsmouth is a brand new industrial / warehouse development offering best in class space to the south coast with the ability to combine units.

The site is located in the heart of Hilsea, adjacent to Hilsea Rail Station and moments from the M27, accessible via Norway Road to the east and west.



# POSITIONED TO DELIVER



# TARGET YOUR SPACE

Sonar comprises high quality, highly sustainable industrial / logistics buildings designed to suit a range of storage, distribution and manufacturing uses, and offers a new destination for businesses to excel. The units benefit from up to 12m clear internal access, 50kN / sq m floor loading, level access loading doors, photovoltaic panels, EV charging and roof lights.

LIMBERLINE ROAD



NORWAY ROAD

UNIT 1	sq m	sq ft
Ground floor	1,351	14,544
First floor office	223	2,398
TOTAL	1,574	16,942
Eaves height 10m Power supply 130kVA Parking spaces 13		

UNIT 2	sq m	sq ft
Ground floor	1,038	11,177
First floor office	174	1,873
TOTAL	1,212	13,050
Eaves height 10m Power supply 110kVA Parking spaces 12		

UNIT 3	sq m	sq ft
Ground floor	1,057	11,381
First floor office	174	1,873
TOTAL	1,231	13,254
Eaves height 10m Power supply 120kVA Parking spaces 12		

UNIT 4	sq m	sq ft
Ground floor	1,489	16,026
First floor office	221	2,381
TOTAL	1,710	18,407
Eaves height 10m Power supply 150kVA Parking spaces 21		

UNIT 5	sq m	sq ft
Ground floor	372	4,006
First Floor Mezzanine	38	404
First floor office	101	1,088
TOTAL	511	5,498
Eaves height 8m Power supply 75kVA Parking spaces 6		

UNIT 6	sq m	sq ft
Ground floor	675	7,265
First floor office	136	1,461
TOTAL	811	8,726
Eaves height 8m Power supply 105kVA Parking spaces 7		

UNIT 7	sq m	sq ft
Ground floor	2,892	31,134
First floor office	386	4,151
TOTAL	3,278	35,285
Eaves height 12m Power supply 280kVA Parking spaces 31		

All areas are approximate and provided off plan on a Gross External basis. Buildings will be subject to measurement upon completion.

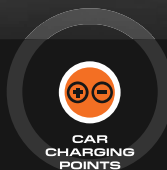


SONAR

SONAR OFFERS A SUITE OF FLEXIBLE UNITS,  
BUILT TO ACCELERATE YOUR BUSINESS.

## CUTTING EDGE SPECIFICATION

The scheme has achieved BREEAM excellent and EPC A ratings, and offers CO<sub>2</sub> efficiency, heating and cooling systems, water saving points and fittings, as well as PV panels and EV charging points.





# HIGHLY SKILLED WORKFORCE



DEVELOPED WITH STAFF  
WELFARE AT THE HEART  
OF THE PARK

- Landscaped spaces
- Outdoor seating
- Secure bicycle parking spaces
- Shower facilities



PORTSMOUTH IS THE MOST  
DENSELY POPULATED CITY IN  
THE UK OUTSIDE OF LONDON.



# UNRIVALLED CONNECTIVITY

BY ROAD	Miles	Time
Portsmouth City Centre	3.3	10 mins
Chichester	15	20 mins
Petersfield	16	18 mins
Southampton	23	28 mins
Guildford	42	45 mins
Farnborough	48	50 mins
Bournemouth	52	50 mins
Brighton	54	1 hr
Crawley	55	1 hr 5 mins
London	72	1 hr 25 mins
Bristol	120	2 hours
Dover	136	2 hrs 10 mins

BY RAIL	Time
Hillsea	1 min walk
Portsmouth & Southsea	5 mins
Havant	10 mins
Petersfield	22 mins
Godalming	49 mins
Guildford	51 mins
Woking	1hr 10 mins
London Waterloo	1 hrs 40 mins

BY AIR	Miles	Time
Southampton	18	20 mins
Farnborough	49	55 mins
Gatwick	62	1 hr 5 mins
Heathrow	69	1 hr 15 mins



**CONNECT WITH SONAR**  
SONARPORTSMOUTH.CO.UK



Wrenbridge are an award winning, market leading developer, operating in the UK for 30 years, and have a current portfolio Gross Development Value of £1.5 billion across 26 live projects with 4 million sq ft within the existing development pipeline.

Fiera Real Estate are the funding partner to Sonar and have been delivering best in class developments with Wrenbridge since inception in 1993.

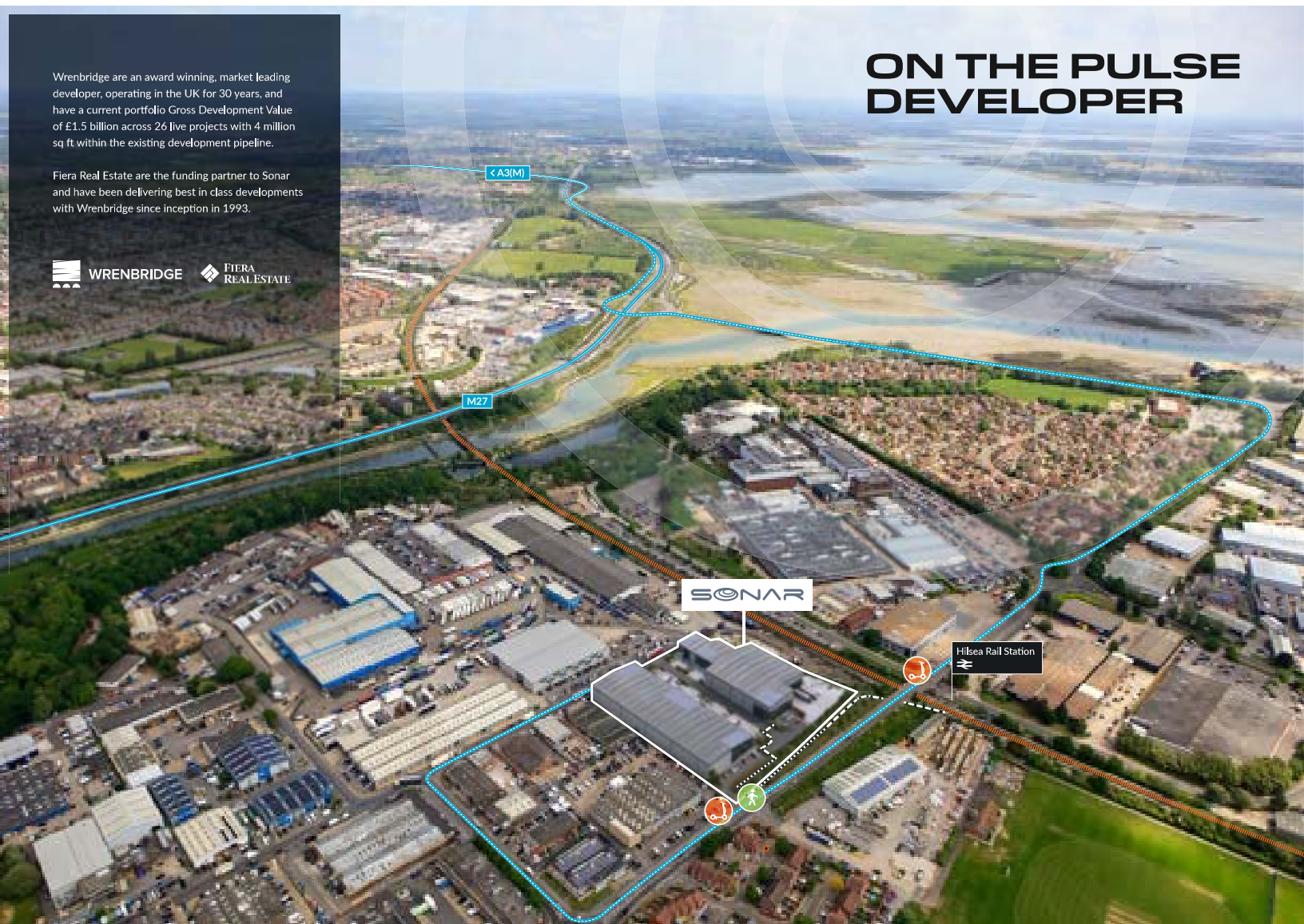


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## ON THE PULSE DEVELOPER





**CONNECT WITH SONAR**  
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**CBRE**

**Nick Tutton**  
nicholas.tutton@cbre.com  
07887 563264

**Oliver Sherriff**  
oliver.sherriff@cbre.com  
07919 392004

 **Vail  
Williams**

**Russell Mogridge**  
rmogridge@vailwilliams.com  
07815 737175

**Alex Gauntlett**  
agauntlett@vailwilliams.com  
07584 657826



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