

# 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

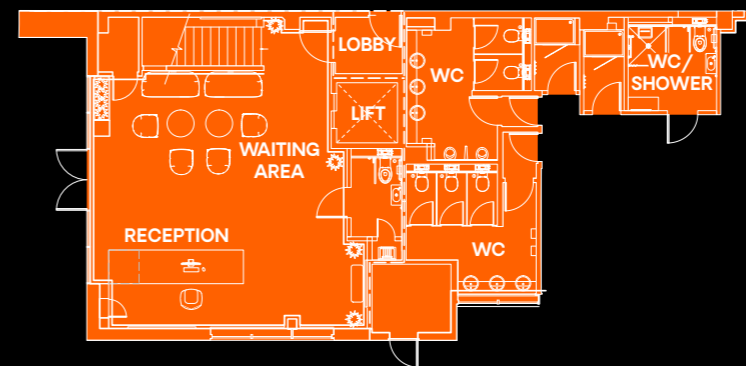
# SPECIFICATION

-  **Comprehensively Refurbished**
-  **5 Electric Level Loading Doors**
-  **New PV System**
-  **Shower Facilities**
-  **EPC B**
-  **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**

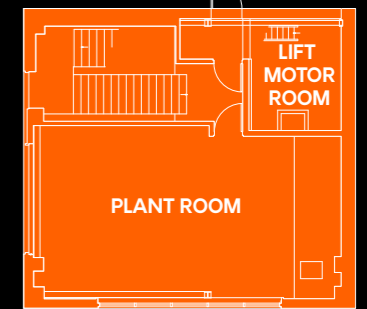


Accommodation	Sq Ft	Sq M
Warehouse	42,801	3,976
Ground Floor Offices	2,276	212
First Floor Office	4,324	401
Second Floor Plant Room	984	92
<b>Total (GIA)</b>	<b>50,385</b>	<b>4,681</b>

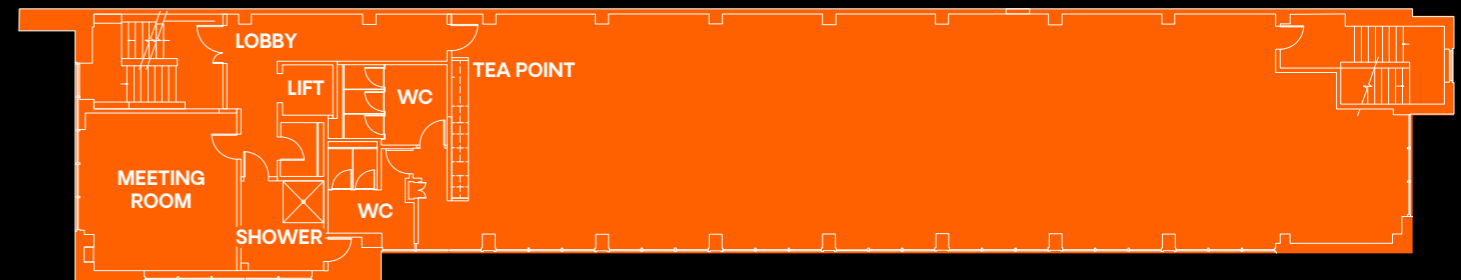
Ground Floor Offices



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

Eltra 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

/// LOCKER.ACCLAIM.SOFAS

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:



Natasha Ryan  
natasha.ryan@savills.com  
07812 760 310

Adrian Whitfield  
adrian.whitfield@realest.uk.com  
07901 558 730

Simon Woodruff  
simon.woodruff@savills.com  
07967 872 948

Lauren Udall  
lauren.udall@realest.uk.com  
07799 623 239

Important Notice. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Design by CORMACK - cormackadvertising.com. September 2025.