

**TO LET**

**NEW INDUSTRIAL / MANUFACTURING UNITS**

**FROM 40,000 TO 200,000 SQ FT**

(3,716 TO 18,580 SQ M)



**DUNSBURY PARK**

**J3 A3(M) HAVANT PO9 4FE**

**SOLENT FREEPORT**

**DUNSBURYPARK.CO.UK**





A3(M) LONDON AND M25 ▲

UNIT 700

UNIT 601

UNIT 600

UNIT 400

Inchcape UK

PercussionPlay  
Outdoor Musical Instruments

bio  
PURE

UNIT 500 NOW AVAILABLE

Breeze

FATFACE  
UNITED KINGDOM

dpd

▼ PORTSMOUTH A3(M) AND A27/M27

UNIT 100

PRE LET OPPORTUNITIES

J3

ASDA supercentre B&Q  
McDonalds KFC



Dunsbury Park is a 100 acre prime industrial and manufacturing business park and a designated tax site within Solent Freeport.

It is home to Fat-Face's UK HQ, alongside DPD and Breeze Motor Group. Its success has continued in 2023 with recent lettings to Inchcape and Percussion Play and

biomedical manufacturer Bio-Pure occupying a brand new 120,000 sq ft hi-tech production facility in 2022.

There is a range of pre-let opportunities across the park with units from 40,000 to 200,000 sq ft.

Designs are flexible and the team would welcome specific occupier space requirements.



<b>UNIT 100</b>	<b>SQ FT</b>	<b>SQ M</b>
GROUND FLOOR	29,000	2,694
FIRST FLOOR OFFICES	6,000	557
<b>TOTAL</b>	<b>35,000</b>	<b>3,251</b>

<b>UNIT 601</b>	<b>SQ FT</b>	<b>SQ M</b>
GROUND FLOOR	95,000	8,826
FIRST FLOOR OFFICES	6,000	465
<b>TOTAL</b>	<b>100,000</b>	<b>9,290</b>

<b>UNIT 400</b>	<b>SQ FT</b>	<b>SQ M</b>
GROUND FLOOR	141,750	13,169
FIRST FLOOR OFFICES	7,460	693
<b>TOTAL</b>	<b>149,210</b>	<b>13,862</b>

<b>UNIT 700</b>	<b>SQ FT</b>	<b>SQ M</b>
GROUND FLOOR	142,500	13,239
FIRST FLOOR OFFICES	7,500	697
<b>TOTAL</b>	<b>150,000</b>	<b>13,935</b>

<b>UNIT 600</b>	<b>SQ FT</b>	<b>SQ M</b>
GROUND FLOOR	21,750	2,021
FIRST FLOOR OFFICES	2,415	224
<b>TOTAL</b>	<b>24,165</b>	<b>2,245</b>

<b>AVAILABLE NOW</b>	<b>SQ FT</b>	<b>SQ M</b>
<b>UNIT 500</b>	33,205	3,084.9



FLOOR AREAS ARE BASED ON THE APPROXIMATE GROSS EXTERNAL AREA (GEA)

All units are constructed to the highest quality and specification; our experienced design team will work with you to create the space you need.



LEVEL AND DOCK LOADING DOORS



HGV PARKING



PASSENGER LIFTS



LARGE SECURE YARDS



50KN FLOOR LOADING



QUALITY FITTED OFFICES



CAR PARKING SPACES AND EV CHARGING BAYS



HIGH POWER SUPPLY



EPC RATING A



UP TO 12M TO HAUNCH



PV PANELS



New 120,000 sq ft headquarters office and manufacturing space for Bio Pure Technology Limited.



Unit 500 available now - 33,205 sq ft



27,035 sq ft let to Percussion Play



19,655 sq ft let to Inchcape UK



Dunsbury Park offers secure, adaptable, high quality manufacturing and industrial facilities in a range of sizes from 40,000 to 200,000 sq ft.







In addition to Dunsbury Park's Pre-Let development, there is a new Grade A specification unit of 33,205 sq ft ready for occupation.

<b>UNIT 500</b>	<b>SQ FT</b>	<b>SQ M</b>
GROUND FLOOR	29,028	2,696.8
FIRST FLOOR OFFICES	3,554	330.2
MEZZANINE	623	57.9
<b>TOTAL</b>	<b>33,205</b>	<b>3,084.9</b>

FLOOR AREAS ARE BASED ON THE GROSS EXTERNAL AREA (GEA)



**4** LEVEL ACCESS  
LOADING DOORS



SECURE YARD  
**32M** DEPTH



**41** CAR PARKING  
SPACES



12M TO HAUNCH



50KN FLOOR  
LOADING



QUALITY  
FITTED OFFICES



PASSENGER  
LIFT

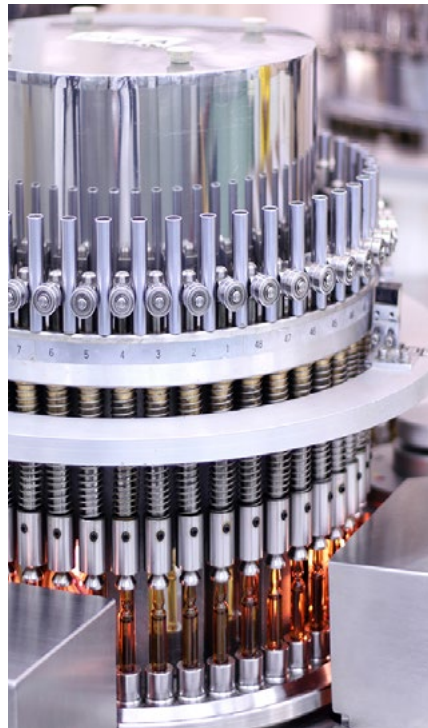
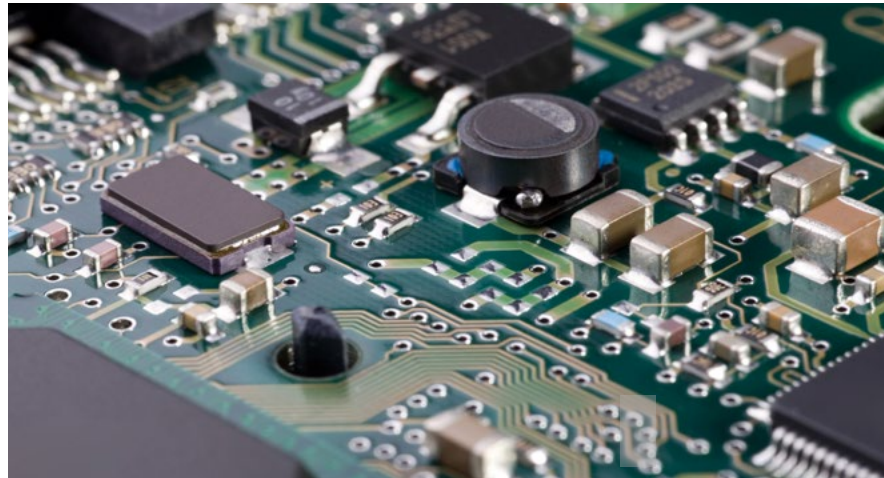
## SOLENT **FREEPORT** TAX SITE

The Solent Freeport is one of 8 newly designated regions in the UK where normal customs and tax rules are relaxed or do not apply; the Governments intention is that it will attract inward investment and stimulate business activity in those areas.

From March 2022 Dunsbury Park will be awarded Freeport Tax Site status within the Solent Freeport which enables us to offer a generous government package of financial incentives (subject to application and qualification) for new occupiers.

Please call us for further information on the incentives and how they are applied.

New 120,000 sq ft headquarters office and manufacturing space for Bio Pure Technology Limited.



### **ENHANCED CAPITAL ALLOWANCES**

100% capital allowance on new plant and machinery used within the Freeport Tax Site



### **BUSINESS RATES**

100% business rates relief for 5 years.



### **NIC RATE RELIEF**

Subject to an upper salary threshold employees working within the Freeport Tax Site are eligible to 0% employer National Insurance contributions.



### **STAMP DUTY RELIEF**

Relief from leasehold stamp duty for all tenants.

These benefits are subject to time limits so early occupation is advisable. For more information please visit [solentfreeport.com](http://solentfreeport.com)



## WELLBEING

New site wide amenities are planned and will be open to all. Nature trails, fitness tracks, picnic areas, café and meeting facilities will support the health and wellbeing of staff.

## ENVIRONMENT

Dunsbury Park complements the natural beauty of the surrounding countryside and encourages local wildlife to flourish. All new buildings will target BREEAM Excellent and sustainable energy use is at the forefront of design across the campus.



LED LIGHTING



EV CHARGING POINTS



CYCLE PARKING



PV & SOLAR THERMAL PANELS

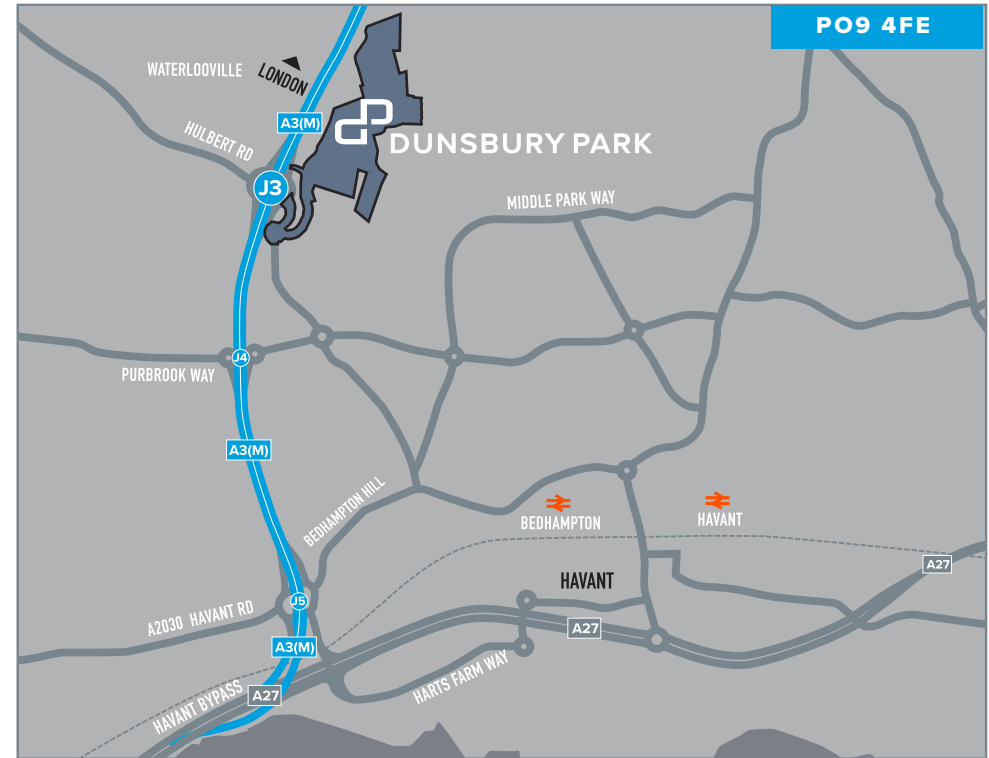


RAINWATER HARVESTING



HIGH-QUALITY LANDSCAPING





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 what3words

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