

Introduction to the Proposed Redevelopment:

We are writing to let you know about our plans for the future of Units 316 and 317 at Portsmouth Motor Park, and to invite you to have your say.

The two existing buildings have been vacant since Affinion International left the site last year. They are now outdated and no longer meet modern commercial needs, with limited internal height, inefficient layouts, and design constraints. DTZ Investors and its development partners are therefore bringing forward proposals to redevelop the site with new, flexible commercial floorspace that can better support modern businesses and local employment.

Our aim is to make best use of this well-located commercial site by replacing the outdated buildings with high-quality, sustainable premises that reflect the type of businesses operating within the wider industrial estate.



What is Our Proposal?

If planning permission is granted, the existing buildings will be demolished and replaced with three new commercial buildings, which together will provide five flexible industrial and warehouse units. These will be suitable for a range of uses including light industrial, general industrial and storage/distribution (Use Classes E(g)(i-iii), B2 and B8), with modern office space included. Once complete, the redevelopment will be known as **Centennial Park Portsmouth**.

Each unit will have its own parking and service yard, all accessed from a shared internal road. The service areas face into the site, helping reduce visual and noise impacts on neighbouring businesses. The buildings are designed to be clean, modern and functional, using contemporary cladding and simple, high-quality detailing. They will offer the clear internal heights and volumes that modern occupiers require.

Sustainability and environmental measures include:

- Aiming to achieve BREEAM 'Excellent' Sustainability Rating
- Energy-efficient Grade A office accommodation
- Inclusion of solar photovoltaic (PV) panels, electric vehicle charging points and air source pumps
- Landscaping improvements and opportunities to enhance biodiversity
- Retention of mature trees along the road frontage

These measures will reduce energy use and carbon emissions while improving the overall environmental performance of the site once occupied.

About The Site

Units 316 and 317 sit within the established Portsmouth Motor Park, accessed from Airspeed Road and close to key transport routes, including Eastern Road (A2030) and the A27/M27. The site is surrounded by commercial premises, including Audi, Renault, Volkswagen and Smart dealerships, with no residential properties nearby.

The site contains ornamental trees planted when the estate was built in the early 2000s, and mature off-site trees line Airspeed Road. While none are protected, opportunities exist to enhance planting and biodiversity across the site.

The site lies within the consultation zone for Langstone Harbour SSSI, an internationally important area for overwintering Brent Geese. We will implement a Construction Environmental Management Plan to avoid disturbance during sensitive periods. The site is also within Flood Zone 3. As a commercial development, it is considered a "less vulnerable" use, but flood-resilient design and safe refuge measures will form part of the proposals.

Who are DTZ Investors?

DTZ Investors have over 50 years' experience in delivering high-quality commercial premises and managing successful employment sites across the UK. Locally, DTZ recently completed a Grade A warehouse redevelopment at Railway Triangle in Portsmouth. They are committed to improving the sustainability of their assets and bringing vacant land back into productive employment use.

How to have your say

The views of local residents and businesses matter to us.

You can find more information and share your feedback by

visiting: **www.portsmouthmotorpark.co.uk**

Or email us directly at: **info@portsmouthmotorpark.co.uk**



If you would like to speak to us by phone, please email with your contact number and we will arrange for the right member of the team to call you back.

We are welcoming comments until midnight on **Monday 26th January 2026**.