



120 Southern Cross

MAURETANIA ROAD, NURSLING, SOUTHAMPTON, SO16 0YS



TO LET

Semi-Detached Modern Warehouse with Secure Yard

Prime Logistics Location

16,727 ft² (1,553 m²)

TO BE FULLY REFURBISHED

Description

120 Southern Cross is a semi-detached warehouse unit with integral reception and first floor offices to the front of the building. The unit comprises a steel portal frame warehouse with full height profile clad elevations. Externally there is a front car park with 15 allocated spaces. There is a large secure yard to the rear.

Specification

- To be fully refurbished
- 8.6m underside haunch
- 8.9m internal eaves height
- 9.5m ridge
- 2 electric loading doors – 3.96 m (w) x 5.12m (h)
- 15 allocated car park spaces to front
- Secure yard, circa 31m depth
- EPC Rating C72 (to be reassessed following refurbishment)



Floor Area	Sq Ft	Sq M
Warehouse & Undercroft Ancillary Space	14,536	1,350
First Floor Offices	2,191	203
TOTAL (GIA)	16,727	1,553





Internal refurbishment of 140 Mauretania Road – Indicative Only of proposed refurbishment of Unit 120





Location

120 Southern Cross is strategically located adjoining the M271 on the Nursling Industrial Estate, Southampton's prime distribution centre. Junction 3 of the M27 is within one mile providing direct access to London via the M3 as well as the Midlands and North via the A34. Dock Gate 20 of Southampton Port is 2.7 miles away.

Terms

The property is available on a new lease, at a rent of £13.50 psf pax and terms by negotiation

Business Rates

The Rateable Value is £184,000 from April 2023 (<https://www.gov.uk/correct-your-business-rates>). All enquiries to Test Valley Borough Council.

Destinations	Miles
Port of Southampton – Dock Gate 20	2.7
Southampton International Airport	7.1
Southampton Airport Parkway	7.1
Southampton	4.9
M3 Interchange	4.6
A34 (for Midlands and the North)	14.5
Heathrow Airport	63
Central London	81



120 Southern Cross, Mauretania Road, Nursling, Southampton

SAT NAV: SO16 0YS

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Adrian Whitfield

Realest

07901 558730

adrian.whitfield@realest.uk.com



023 8202 3999 • www.realest.uk.com • info@realest.uk.com

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