



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)

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. The property has undergone a comprehensive refurbishment throughout.

Specification

- Full refurbishment throughout
- 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
- New roof surface coating with 25yr guarantee
- New LED lighting on DALI control and PIRs
- New HVRF Air conditioning heating and cooling system to offices
- New power distribution and fire alarm throughout
- 2x active EV chargers + infrastructure for 8x further
- EPC Rating B



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











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

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VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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