

QUEST 271



TO LET

44,400 SQ FT - 95,645 SQ FT

2 NEW GRADE A WAREHOUSE / LOGISTICS UNITS

NURSLING SOUTH | TEST LANE | SOUTHAMPTON | SO16 9SD

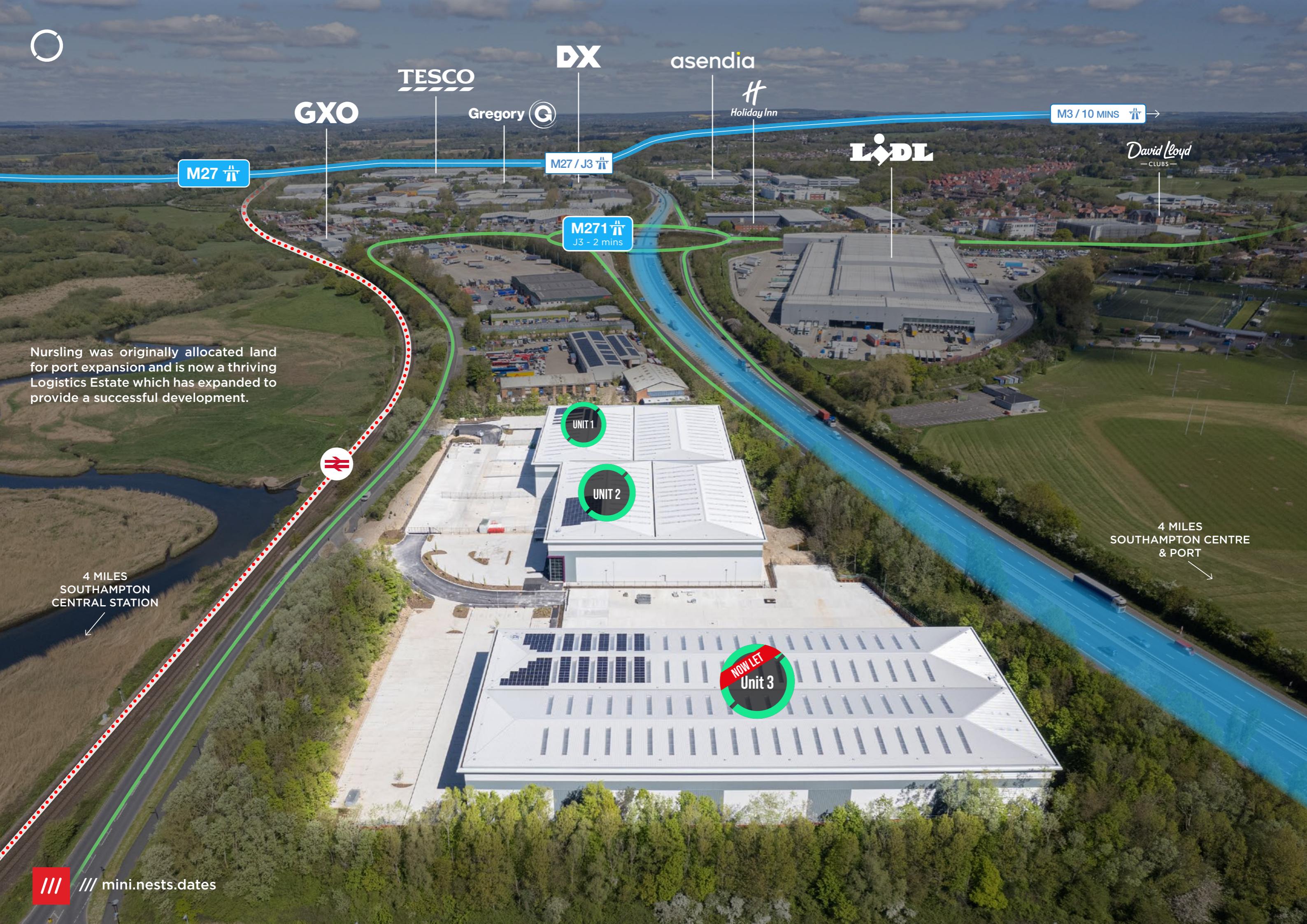
QUEST271.CO.UK

QUEST 271

QUEST 271 is a brand new, strategically positioned industrial warehouse/logistics development in a location of significant under supply, adjacent to M271 and Port of Southampton.

The site offers 2 Grade A units, each with secure yards and the highest performance green credentials, situated in a highly accessible location.





QUEST 271

CUTTING EDGE SPECS COME AS STANDARD
IN OUR QUEST FOR GRADE A FACILITIES

BREEAM®

BREEAM
EXCELLENT



24/7 SECURED
GATED ACCESS



UP TO
600 KVA



DIRECT
M271 ACCESS



15%
ROOF LIGHTS



GRADE A
OFFICES



EV CHARGING
(48 SPACES)

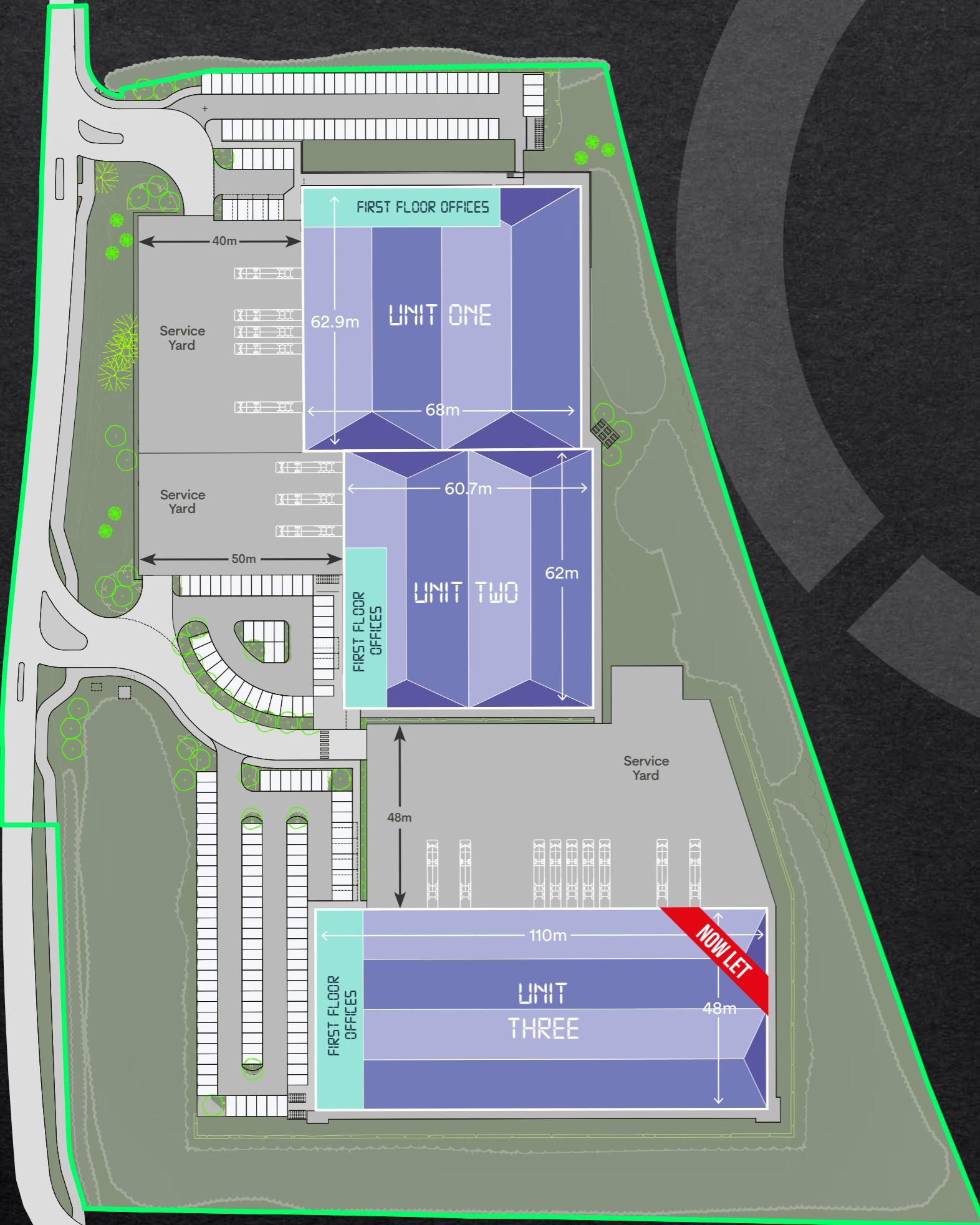


LED
LIGHTING



UNIT 2

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SITE PLAN

UNIT 1

Level Access Loading Doors	2
Dock Level Doors	3
Car Parking Spaces	70
EV Charging Points	16
Power	378 kVA
Yard Depth	40m
Eaves Height	12m

51,245 SQ FT

UNIT 2

Level Access Loading Doors	3
Dock Level Doors	-
Car Parking Spaces	40
EV Charging Points	12
Power	300 kVA
Yard Depth	50m
Eaves Height	12m

44,400 SQ FT

UNIT 1/2 COMBINED

Level Access Loading Doors	6
Dock Level Doors	2
Car Parking Spaces	110
EV Charging Points	28
Power	678kVA
Yard Depth	40m-50m
Eaves Height	12m

95,645 SQ FT

QUEST 271



QUEST 271 ACCOMMODATION

UNIT 1	SQ M	SQ FT
Warehouse	4,214.6	45,366
Reception	72.3	778
Fire Escape	26.2	282
1st Floor Office	447.7	4,819
TOTAL	4,760.8	51,245

UNIT 1 - INTERNAL LAYOUT



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x3 Loading Doors

UNIT TWO - 44,400 SQ FT

QUEST 271 ACCOMMODATION

UNIT 2	SQ M	SQ FT
Warehouse	3,647.3	39,259
Reception	66.9	720
Fire Escape	26.4	284
1st Floor Office	384.3	4,137
TOTAL	4,124.9	44,400

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UNIT 2 - INTERNAL LAYOUT

GREEN CREDENTIALS

BREEAM

BREEAM
EXCELLENT



EPC
RATING
A



PV ON
ALL UNITS



FABRIC FIRST
APPROACH



GREEN ENERGY
TARIFF READY



LED
LIGHTING



1,200+ TREES
TO BE PLANTED

ROAD CONNECTIONS

DISTANCE	
M271	1 mile
Redbridge Station	1 mile
Dock Gate 20	1.7 miles
Junction 3 M27	2.7 miles
Southampton City Centre	4 miles
Junction 14 M3	5.6 miles
M25	58 miles
M40	81 miles
The Midlands	113 miles

PORTS

DISTANCE	
Southampton	3 miles
Avonmouth (Bristol)	89 miles
London Gateway (Essex)	119 miles

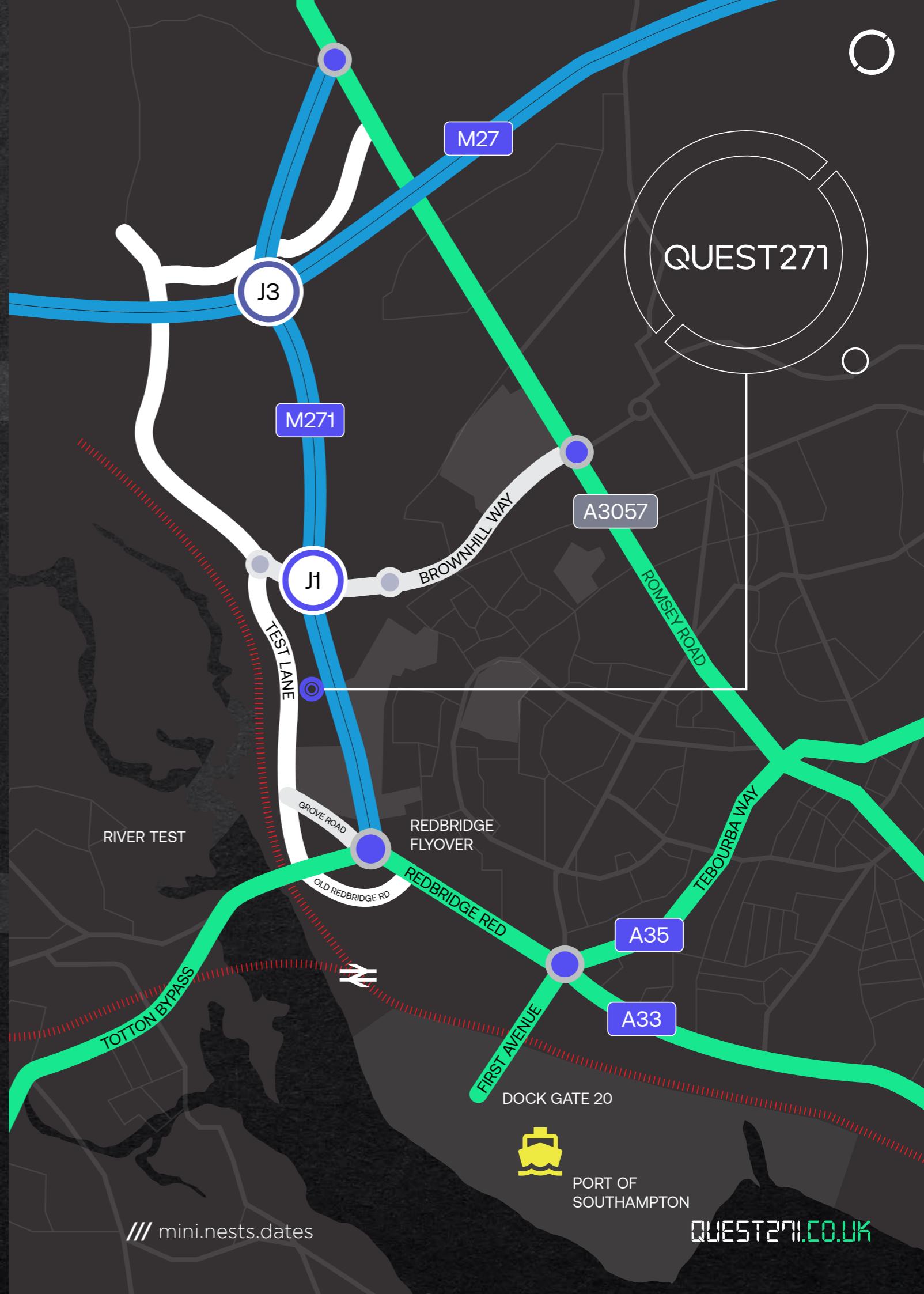
AIRPORTS

DISTANCE	
Southampton Airport	7.2 miles
Gatwick Airport	82 miles

RAIL TERMINALS

TIME	
Southampton Central	12 mins
London Waterloo	1hr 19 mins

QUEST 271 Situated on Nursling South, adjacent to the South Central warehouse development, which includes the new John Lewis distribution centre. The site is bounded to the north by Nursling Industrial Estate and various other industrial units. East of the site lies the M271 and the Lidl Distribution centre, with Test Lane and the River Test lying to the West.





THE SITE IS LOCATED WITHIN A KEY INDUSTRIAL AND EMPLOYMENT CORRIDOR BETWEEN THE M27 AND PORT OF SOUTHAMPTON.

SUITABLE SKILLS & SECTORS

HAMPSHIRE	SOUTHAMPTON
48,000	4,500
→ Manufacturing Workers	

HAMPSHIRE	SOUTHAMPTON
24,000	7,000
→ Transport and Storage Workers	

READY TO WORK

HAMPSHIRE	SOUTHAMPTON
30,100	7,100
→ Want a job in the Southampton Area	

*Figures are from the Office for National Statistics (ONS)



DTRE

Jake Huntley

M: 07765 154 211

E: jake.huntley@dtre.com

Max Dowley

M: 07548 773 999

E: max.dowley@dtre.com

Claudia Harley

M: 07483 068 035

E: claudia.harley@dtre.com

**Lambert
Smith
Hampton**

Dan Rawlings

M: 07702 809 192

E: drawlings@lsh.co.uk



Adrian Whitfield

M: 07901 558 730

E: adrian.whitfield@realest.uk.com

Luke Mort

M: 07591 384 236

E: lmort@lsh.co.uk

Steven Williams

M: 07761 082 986

E: steven.williams@realest.uk.com