



**Unit 8b Oriana Way**  
NURSLING, SOUTHAMPTON, SO16 0YU



To Be Refurbished

**TO LET**

**Industrial/Warehouse Unit with Yard**  
**Excellent Location – Adjacent to M27 Junction 3**  
**20,440 sq ft (1,898.90 m<sup>2</sup>)**

## Description

Unit 8b Oriana Way is a purpose built storage and distribution unit of portal frame construction with lower brick and upper profile clad elevations. The unit benefits from a large warehouse accessed via two loading doors with ground and first floor offices. Externally, there is a large yard and ample parking. The property is to undergo a comprehensive refurbishment.

## Specification

- 6.4m Eaves Height
- Roof Lights
- Fluorescent lights and high bay lights
- Two Loading Doors (approx. 4.5m wide x 4.8m high)
- Yard (approx. 35m x 27m plus car parking areas)
- Offices fitted with carpets, fluorescent lighting and central heating
- Male & Female WCs on ground floor
- EPC – D97 (current prior to refurbishment)



Floor Area	Sq Ft	Sq M
Ground Floor Main Workshop & Ancillary	19,430	1,805.11
First Floor Office 1	765	71.08
First Floor Office 2	244	22.71
<b>TOTAL (GIA)</b>	<b>20,440</b>	<b>1,898.90</b>





## Location

The unit 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 with terms on application. The rent is quoted at £12.00 psf on the basis of full refurbishment.

## Business Rates

The Rateable Value is £169,000 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



Unit 8b Oriana Way, Nursling, Southampton

SAT NAV: SO16 0YU

## VIEWING AND FURTHER INFORMATION

*Viewing strictly by prior appointment*

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