



NURSLING INDUSTRIAL ESTATE

**SOUTHAMPTON
SO16 0YU**

**INDUSTRIAL/
WAREHOUSE UNITS
AVAILABLE TO LET
20,547 - 62,759 Sq Ft**

**EXCELLENT
LOCATION ADJACENT
TO M27 JCT3**



Lambert
Smith
Hampton



Southampton Docks

John Lewis

Lidl Distribution Centre

M271

Aalco

EVRI

Ordnance Survey

J1

B&Q

Meachers Global Logistics

Asendia UK

10

8B

TW Metals

One Stop

Mack

M271

SIG Distribution

42A

TNT Depot

Tesco Distribution

M27

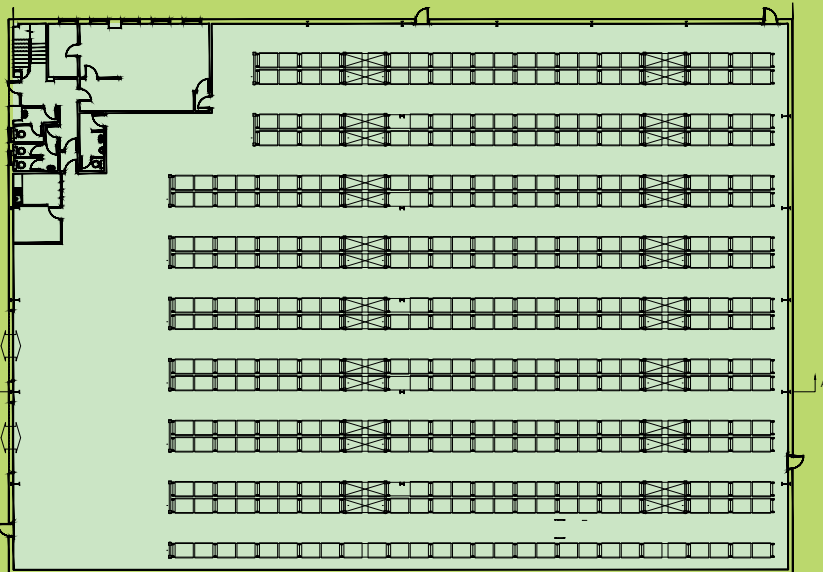
J3

M27



8B

Layout provides 1,644 UK pallet locations, based on pallet height of 1.5m.



Unit 8B Specification

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.

A comprehensive refurbishment of the property has recently been completed. This includes, a new roof, two new loading doors, new Epoxy painted warehouse floor, re-coated cladding and fully fitted offices with air conditioning.



**6.4m
Eaves Height**



New Roof



Two New Loading Doors
(approx. 4.5m wide x 4.8m high)



**New Epoxy Painted
Warehouse Floor**



**Re-coated
Cladding**



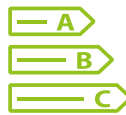
Yard 35m x 27m
(approx. plus car parking areas)



**Fully Fitted Offices
with Air Conditioning**



**Male & Female
WCs on ground floor**

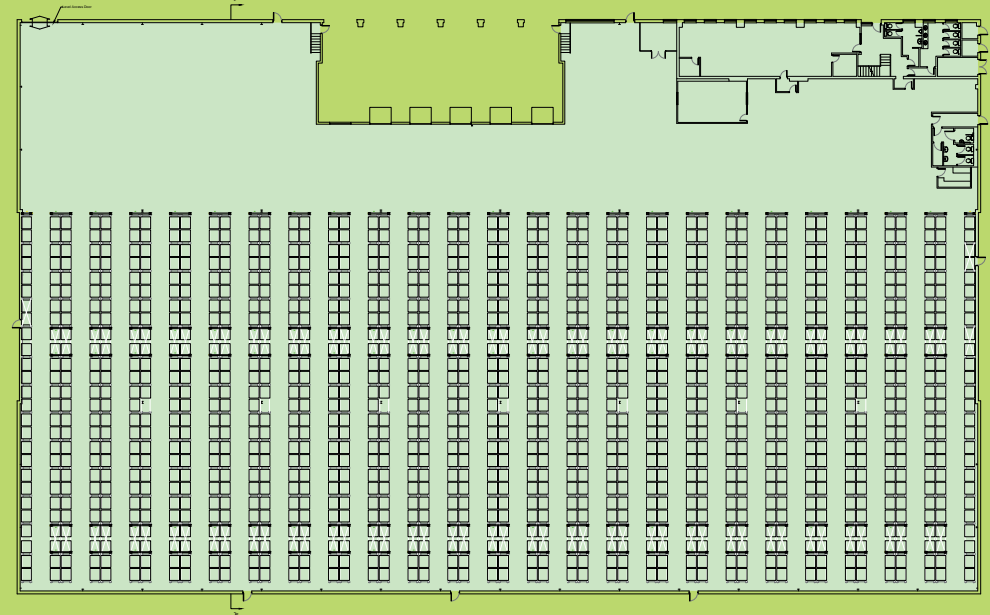


**EPC - To Be Reassessed
Following Refurbishment**

Floor Area	Sq Ft	Sq M
Ground floor warehouse and ancillary	19,538	1,815.14
First floor offices	1,009	93.78
Total (GIA)	20,547	1,908.92



Layout provides 5,437 UK pallet locations, based on pallet height of 1.5m.



Unit 10 Specification

The premises will comprise a fully refurbished detached purpose-built distribution centre, which benefits from its own large secure concrete yard. The unit has a covered loading area with six dock level loading doors and two level access loading doors.

The covered loading area is accessed via six electric roller shutter loading doors off the loading apron and there are integral ground and first floor offices and male and female WCs. The EPC will be re accessed.



6.88m
Eaves Height



New Roof



Fully Fitted Offices
with Air Conditioning



New Epoxy Painted
Warehouse Floor



Re-coated
Cladding



6 new dock level and
2 level loading doors



40m
Yard Depth



Secure Palisade
Fenced Concrete Yard



52 Allocated
Car Parking Spaces



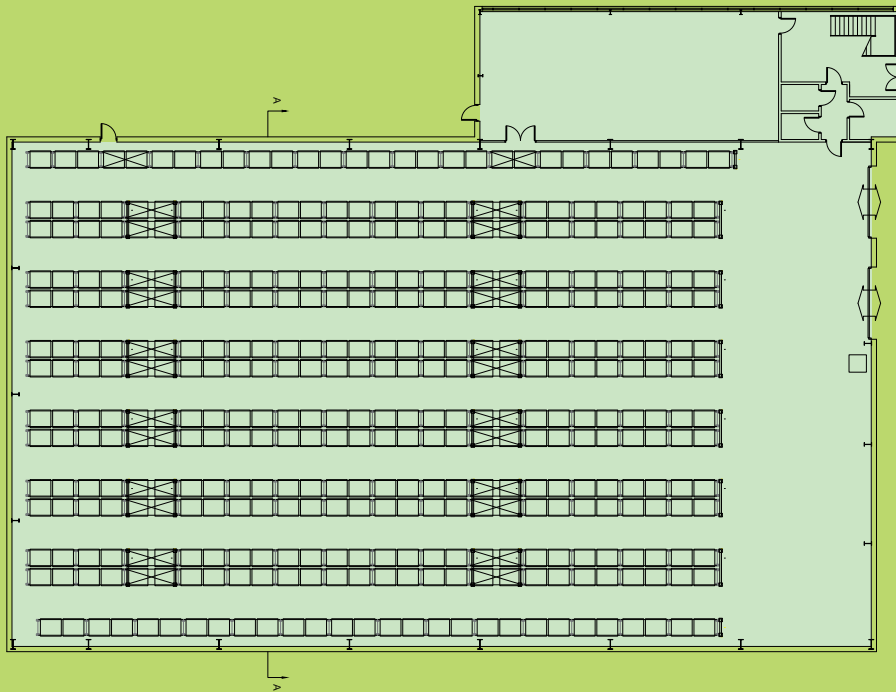
Indicative CGI

Floor Area	Sq Ft	Sq M
Warehouse and ancillary	59,329	5,511.83
First floor Office 1	1,715	159.41
First floor office 2	1,715	159.41
Total (GIA)	62,759	5,830.65

Floor areas to be confirmed post completion of refurbishment works.



Layout provides 1,468 UK pallet locations, based on pallet height of 1.5m



Unit 42a Specification

The property comprises a detached warehouse built on a steel portal frame which is clad in silver profile metal sheet micro rib to the elevations. A two storey office pod is located at the side of the warehouse with a projecting feature entrance which is also clad but with white micro rib metal sheet and blue tinted double glazed windows.

Ground and first floor offices with suspended ceiling, recessed lighting, gas central heating, carpets and integral sprinkler system.



Due to be refurbished



6.5m to Haunch, rising to 8.32m at the Ridge



2 electric up & over loading doors - 4m(w) x 4.48m(h)



7.64m Eaves



3 phase electricity and mains gas



Sprinkler system



Ground and first floor male and female WCs



Ground floor disabled WC



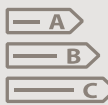
Kitchens on ground and first floor



High bay sodium lighting



49 car parking spaces & 4 lorry/HGV spaces



EPC Rating D95

Floor Area	Sq Ft	Sq M
Ground Floor workshop and ancillary	17,484	1,624
First floor offices	1,870	174
Total [GIA]	19,355	1,798



Unit 8B



Unit 8B



Unit 42A



Unit 8B



Unit 42A

LOCATION

The units are 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.





Nursling Industrial Estate, the perfect location with great connections



NETWORK/AMENITIES

Destinations	Miles
Port of Southampton - Dock Gate 20	2.7
Southampton International Airport	7.1
Southampton Airport Parkway	7.1
Southampton	4.9
City Centre	5.4
M3 Interchange	4.6
A34 (for Midlands and the North)	14.5
Heathrow Airport	63
Central London	81



TERMS

The properties are available on a new lease with terms on application.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

SERVICE CHARGE

There is no service charge payable on each of these properties



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SOUTHAMPTON SO16 0YU



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