



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

**REFURBISHMENT
STARTS Q4 2024**

**Unit 22 Oriana Way, Southampton SO16 0YU
Refurbished Detached High Bay Warehouse
Unit with Two Secure Yards**



KEY FEATURES

- 1,0463.50 Sq M (112,638 Sq Ft)
- Detached unit within a secure site
- Two secure yard areas
- 10.5 m eaves height
- 4 level access loading doors with large external canopy
- 5 dock level loading doors
- Picking and packing concrete mezzanine with goods lift
- Grade A offices
- Solar panels and EV charging

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Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Refurbished Detached High Bay Warehouse Unit with Two Secure Yards

Description

The Property comprises a detached high bay warehouse of steel portal frame construction under a profile metal roof with translucent panels with two a storey office block accessed via a link building. Loading and yard areas are accessed via the east and west elevations from Oriana Way and Majestic Road. c. 60 parking space are provided to the front of the Property again accessed from Oriana Way.

Warehouse

Loading is via the east and west elevations of the building. Loading from the west elevation benefits from 4 level access doors (3.59m w x 4.34m h) and on the east elevation there are 5 dock level loading doors with curtains (3.28m w x 2.82m h).

Office

Two storey block with independent access from the car park and new entrance lobby. Internally the space will be completely reconfigured to a CAT A finish including new double glazed windows, lift, carpets, perimeter trunking, suspended ceilings with PIR LED lighting, VRF air conditioning, showers, canteen, 1st floor kitchen and break out area and EV charging.

Externally

The property sits on a c. 5 acre site and benefits from a 60 space car park to the front of the site. The site is protected by a high perimeter fence with sliding electric gates at each entrance/egress point.

Specification

Warehouse areas

- 10.5 m to eaves
- 9.25 m to haunch
- 11.23 m to ridge
- 5 dock level loading doors
- 4 level access doors plus covered loading area
- 2 secure yard areas
- Separate 60 space car park
- 10% daylight panels
- 3 phase electricity

Offices and ancillary area

- Ground and 1st floor offices
- Suspended ceilings with LED PIR lighting
- VRF air conditioning
- New reception area
- Lift
- Canteen
- Locker rooms
- Photovoltaic panels
- EV charging
- Cycle store

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Accommodation

The property has been measured to Gross Internal Area as follows:

Description	Sq. M	Sq. Ft.
Office	730.93	7,867
Link	136.45	1,469
Warehouse	8,111.14	87,308
Good inwards	431.60	4,655
Mezzanine	563.00	6,060
Canopy	481.20	5,180
Kiosk	9.18	99
Total GIA	1,0463.50	112,638

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

On application

VAT

All prices quoted are exclusive of VAT.

Rateable Value

1st April 2023

Warehouse and premises - £655,000

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

TBC

Legal Costs

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

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Location

Unit 22 is located on Oriana Way which is part on the Nursling Industrial Estate. The Nursling Industrial Estate is located to the north-west of Southampton and is arguably Southampton's most established and best-connected warehouse location excluding the airport. Junction 1 of the M271 is adjacent to the estate and

Junction 1 of the M271 is adjacent to the estate and provides direct access to J3 of the M27 which in turn leads to J14 of the M3.

Viewing

Strictly by appointment through joint sole agents Hellier Langston and Lambert Smith Hampton.

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