



Unit 10 Oriana Way
NURSLING, SOUTHAMPTON, SO16 0YU



To Be Refurbished

TO LET

Detached Industrial/Warehouse Unit with Large Secure Yard
Excellent Location – Adjacent to M27 Junction 3
61,044 sq ft (5,671.16 m²)

Description

The premises comprise a 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 one level access loading door. 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 property is due to undergo refurbishment.

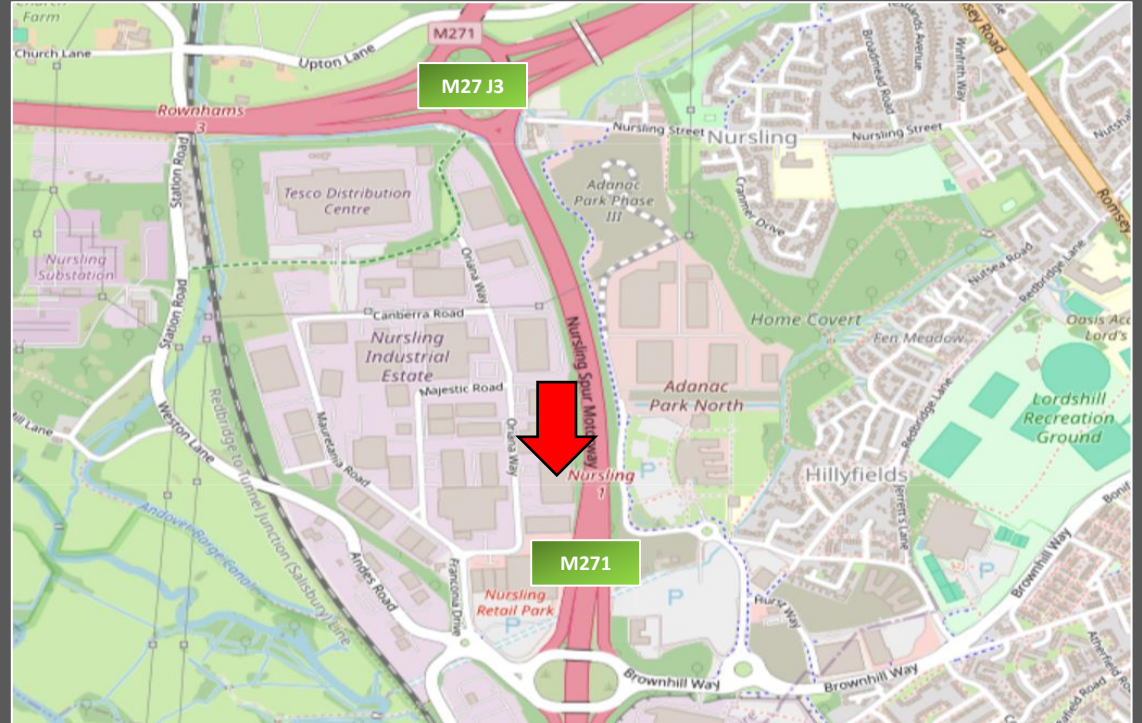
Specification

- 6.88m Eaves Height
- 6.5m to Haunch, rising to 9.4m at the Ridge
- High bay and Strip Lighting
- 3 Phase Power
- Gas Central Heating
- Sprinkler System
- 40m Yard Depth
- Secure Palisade Fenced Concrete Yard
- 52 Allocated Car Parking Spaces
- EPC – C51 (To be reassessed following refurbishment)



Floor Area	Sq Ft	Sq M
Ground Floor Warehouse	57,614	5,352.42
Ground Floor Office	1,715	159.41
First Floor Office	1,715	159.41
TOTAL (GIA)	61,044	5,671.16





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, rent and terms on application.

Business Rates

The Rateable Value is £302,500 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 10 Oriana Way, Nursling, Southampton

SAT NAV: SO16 0YU

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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