



# NURSLING INDUSTRIAL ESTATE

**SOUTHAMPTON  
SO16 0YU**

INDUSTRIAL/  
WAREHOUSE UNITS  
AVAILABLE TO LET  
**16,505 - 62,759 Sq Ft**

EXCELLENT  
LOCATION ADJACENT  
TO M27 JCT3



Lambert  
Smith  
Hampton

[www.nurslingindustrialestate.co.uk](http://www.nurslingindustrialestate.co.uk)





Southampton Docks

John Lewis

Lidl Distribution Centre

M271

Aalco

EVRI

B&Q

Ordnance Survey

J1

Asendia UK

8B

TW Metals

Mack

3

Meachers Global Logistics

One Stop

M271

SIG Distribution

42A

TNT Depot

Tesco Distribution

J3

M27

M27



## Unit 3 Mauretania Road Specification

Unit 3 Mauretania Road is an end-terrace warehouse unit with integral office and ancillary space. To the front is a forecourt with parking. The unit is of steel portal frame construction with brick and block elevations under a pitched roof incorporating translucent roof light panels. The property has its own secure yard with a depth of 21m. The property is due to be refurbished.



**To Undergo  
Refurbishment**



**6.09m  
Eaves Height**



**4.82m  
Haunch Height**



**6.58m  
Ridge Height**



**2 x Electric  
Roller Shutter Doors**



**Front Forecourt  
Parking**



**Secure Yard -  
21m Depth**



**Personnel Door/Trade  
Entrance**



**Rooflights**



**LED Lighting**



**Male & Female WCs**



**EPC - Currently C73**  
(to be reassessed following  
refurbishment)



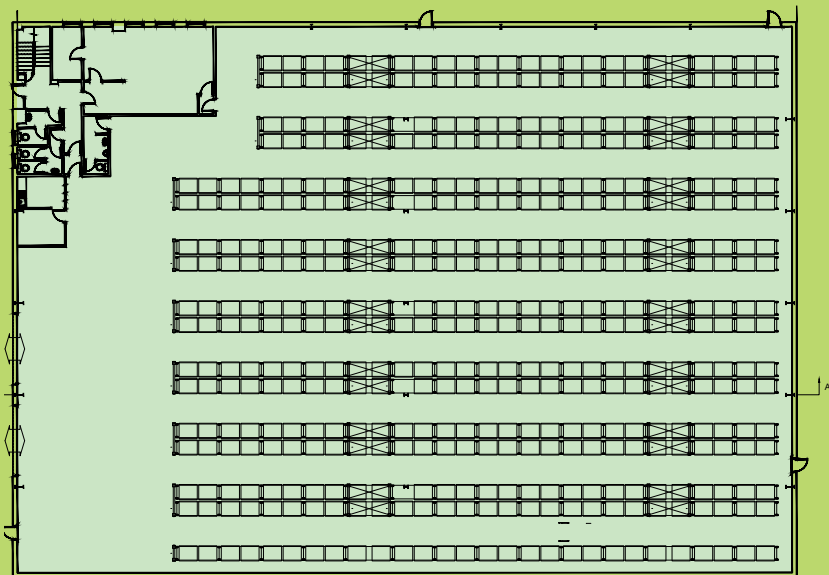
Floor Area	Sq Ft	Sq M
Warehouse	14,817	1,377
Office / Ancillary Areas	1,688	156
<b>Total (GIA)</b>	<b>16,505</b>	<b>1,533</b>





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 Rating  
B41**

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





Unit 8B



Unit 8B



Unit 8B

UNDER OFFER



## 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

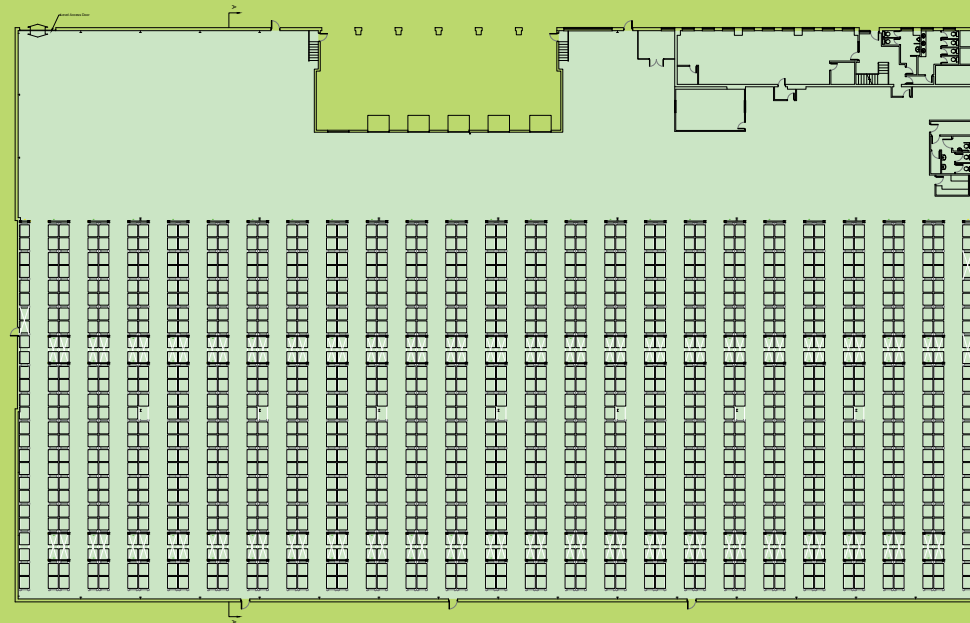


**Secure Palisade**  
Fenced Concrete Yard



**52 Allocated**  
Car Parking Spaces

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



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

Floor areas to be confirmed post completion of refurbishment works.

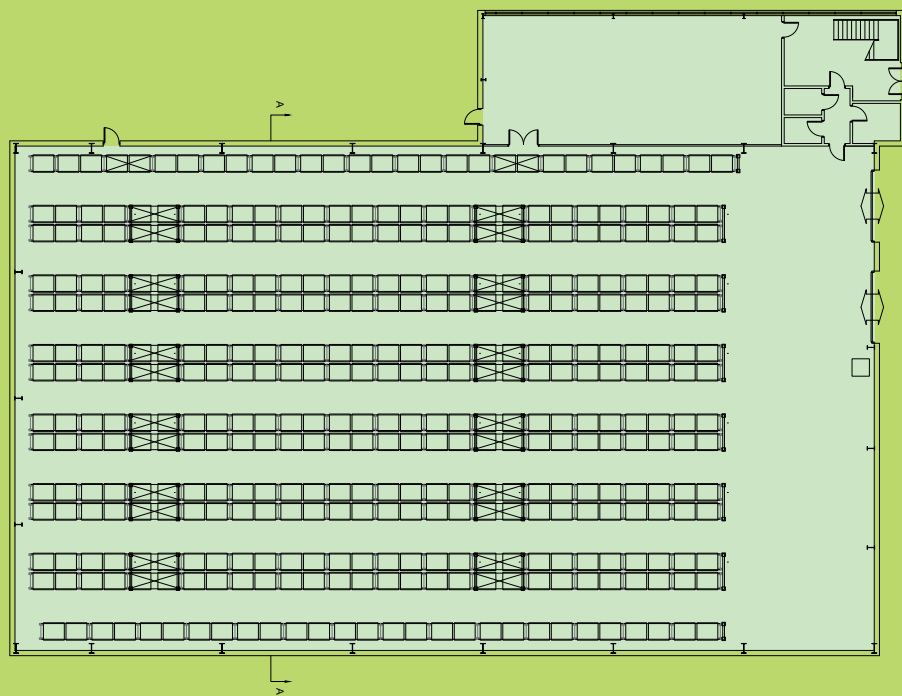






42A

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.

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



**7.64m  
Eaves Height**



**New Rooflights**



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



**New Epoxy Painted  
Warehouse Floor**



**Re-coated  
Cladding**



**Secure  
Yard**



**Fully Fitted Offices  
with Air Conditioning**



**Male & Female  
WCs on ground floor**



**EPC Rating  
B41**

Floor Area	Sq Ft	Sq M
Ground Floor workshop and ancillary	17,484	1,624
First floor offices	1,870	174
<b>Total (GIA)</b>	<b>19,355</b>	<b>1,798</b>



Unit 42A



Unit 42A

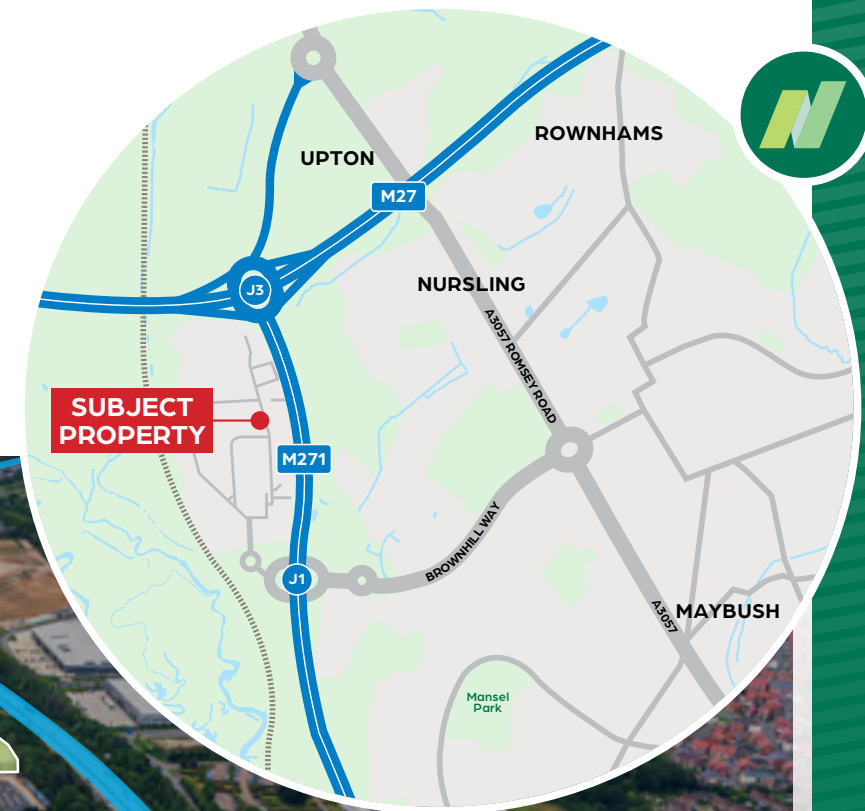


Unit 42A



## 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.**





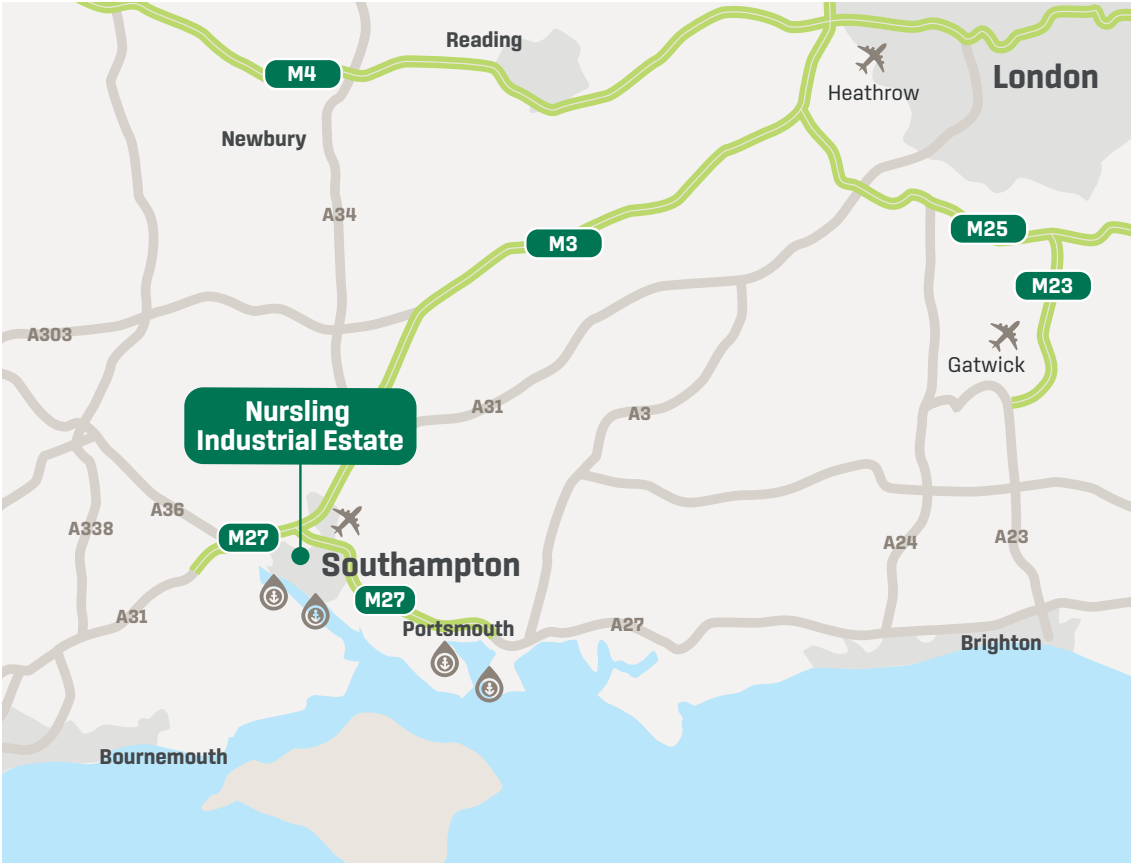


Nursling Industrial Estate, the perfect location with great connections



## 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](http://www.voa.gov.uk)

## SERVICE CHARGE

There is no service charge payable on each of these properties



# NURSLING INDUSTRIAL ESTATE

## SOUTHAMPTON SO16 0YU

## CONTACTS



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