



Unit 42a Oriana Way

NURSLING INDUSTRIAL ESTATE, SOUTHAMPTON, SO16 0YU



TO LET

Detached Industrial/Warehouse Unit with Secure Yard and Parking

On a Site of 1.15 acres (0.46 ha)

Adjacent M271/M27 J3

19,355 sq ft (1,798.11 sq m)

Description

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.

Specification

- 7.64m Eaves
- 6.51m Haunch
- 8.32m Ridge
- 2 electric up and over loading doors – 4m (w) x 4.48m (h)
- High bay sodium lighting
- 3 phase electricity and mains gas
- Ground and first floor offices with suspended ceiling, recessed lighting, gas central heating, carpets, integral sprinkler system
- Ground and first floor male and female WCs
- Ground floor disabled WC
- Kitchens on ground and first floor
- Secure Yard
- 49 car parking spaces & 4 lorry/HGV spaces
- EPC Rating – D95



Floor Area	Sq Ft	Sq M
Warehouse	15,583	1,447.71
Undercroft & Ancillary	1,901	176.64
First Floor Offices	1,870	173.76
Total Floor Area	19,355	1,798.11













THE SITE

JUNCTION 1, M271

JUNCTION 3, M27

Location

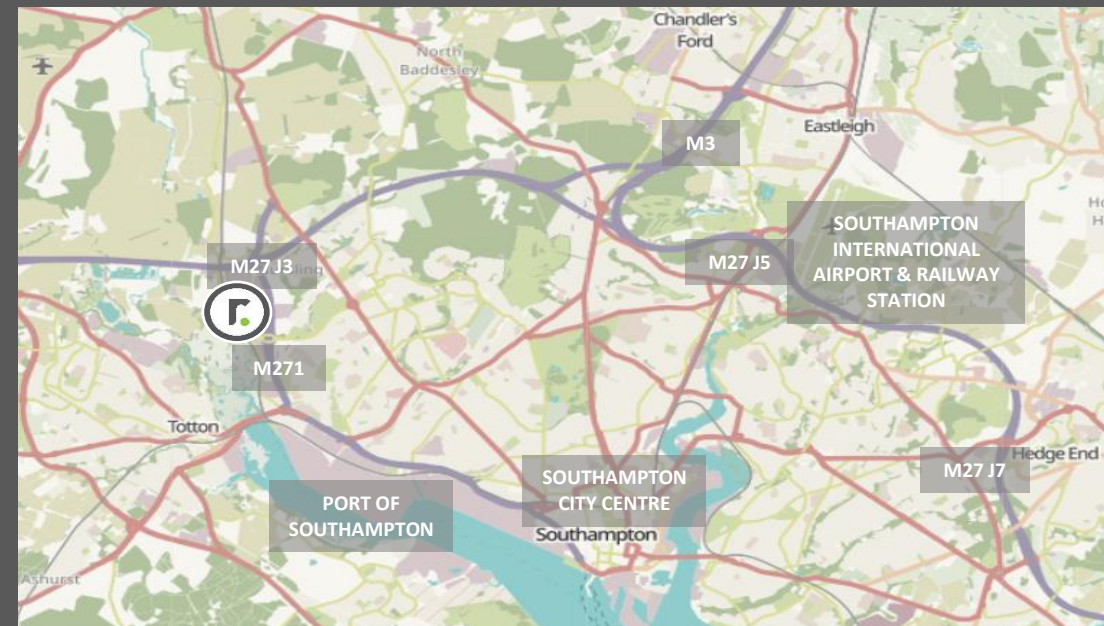
The unit is located on Oriana Way, which is part of the Nursling Industrial Estate. Nursling Industrial Estate is located half way up the M271 and is accessed off Junction 1. The M271 provides access to Junction 3 of the M27 motorway, the main arterial route linking Southampton and Portsmouth along with the M3 at Junction 4.

Terms

Terms are available on a new lease, length by negotiation and rent on application.

Business Rates

All enquiries to Test Valley Borough Council (<https://www.gov.uk/correct-your-business-rates>)



Unit 42a Oriana Way, Nursling Industrial Estate, Southampton

SAT NAV: SO16 0YU

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

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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