



Unit 6 Majestic Road

NURSLING INDUSTRIAL ESTATE, SOUTHAMPTON, SO16 0YT



TO LET

**Industrial/Warehouse with Secure Yard
Excellent Access to Junction 3, M27 & Port of Southampton
10,738 sq ft (997.59 sq m)**

Description

The property is a semi-detached industrial/warehouse unit of steel portal frame construction, inner blockwork and part brick and profile clad elevations. The unit is directly accessed from Majestic Road via a double gated entrance, leading to a fully secure steel palisade fenced site with a yard depth of approximately 20 metres.

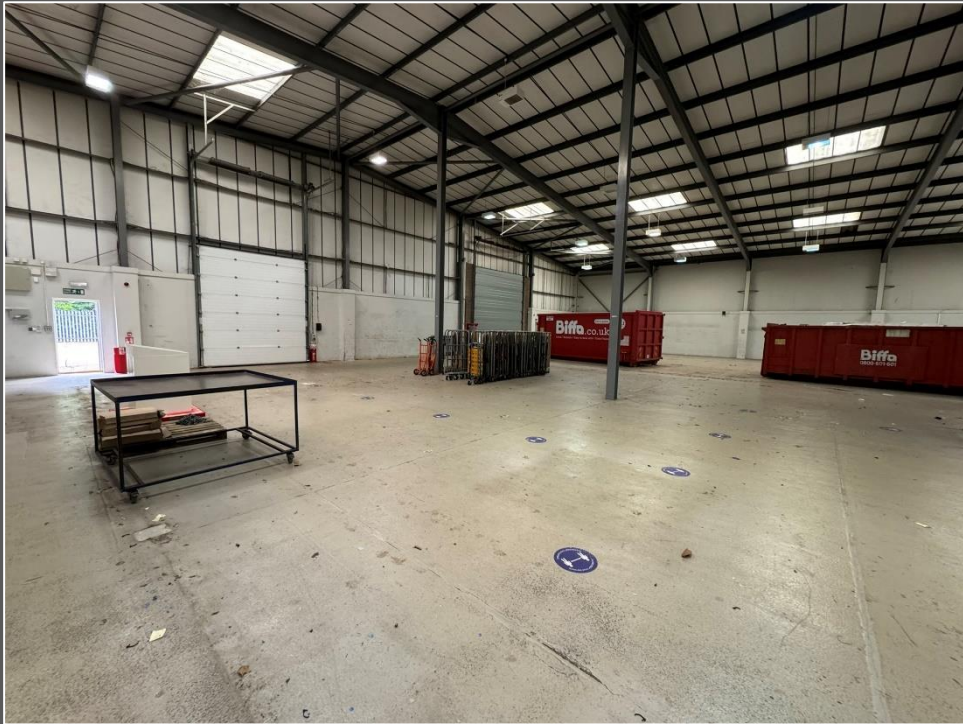
Specification

- 5.7m haunch
- 6.5m ridge
- 2 x electric up and over loading doors – 3.47m (w) x 4.0m (h) & 4.85m (w) x 5.1m (h)
- Warehouse lighting
- Roof lights
- Fully secure steel palisade fenced site with secure yard - maximum depth – 20m
- Offices currently partitioned with gas central heating, air conditioning, suspended ceiling, recessed lighting, and carpets
- Kitchen
- Separate male and female WCs to warehouse area
- Separate male and female WCs to offices
- Car parking – 2x disabled spaces, 15x marked spaces plus ample concrete yard and additional parking
- EPC Rating – C71



Floor Area	Sq Ft	Sq M
Warehouse	7,782	722.95
Offices & Ancillary	2,956	274.64
Total Floor Area (GIA)	10,738	997.59









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 by way of a lease assignment for the remainder of a lease term expiring on 22 June 2025. The passing rent is £104,023 pax.

Business Rates

The Rateable Value is £105,000 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 6 Majestic Road, Nursling Industrial Estate, Southampton

SAT NAV: SO16 0YT

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Adrian Whitfield
Realest
07901 558730
adrian.whitfield@realest.uk.com

Martin Loveridge
3PL Real Estate
07852 344098
martin.loveridge@3plre.co.uk



023 8202 3999 • www.realest.uk.com • info@realest.uk.com

Realest give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken – some of the images are archive taken prior to previous occupation.