

WAREHOUSE / INDUSTRIAL UNIT WITH SECURE YARD

AVAILABLE
TO LET

10,705 sq ft

UNDER REFURB
& AVAILABLE IN
Q1 2026

CGI IMAGE

6 MAJESTIC ROAD, NURSLING INDUSTRIAL ESTATE, SOUTHAMPTON, SO16 0YT

 **AVIVA**
INVESTORS

Location

Unit 6 is located on the corner of Majestic Road which links to Mauretania Road and Oriana Way. The Nursling Industrial Estate is located to the north-west of Southampton and is arguably Southampton's most established and best-connected warehouse locations excluding the airport. 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.



Unit 6

The unit comprises a semi-detached warehouse unit with its own self-contained yard and car parking area. It is constructed with a traditional steel portal frame. The premises will be substantially refurbished with a number of ESG initiatives.

Externally the unit benefits from a tarmac car park fronting Majestic Road and a large concrete yard used for HGV parking and access to the unit via the 2 ground level electric up and over doors.

Unit 6	SQ M	SQ FT
Warehouse	866.5	9,327
Ground floor offices	128	1,378
TOTAL	994.5	10,705



Warehouse & External

- 8.64m ridge, 6.63m eaves, 5.73m haunch height
- 3 phase power supply
- Semi-detached warehouse with 0.3 acre secure yard
- Warehouse LED lighting
- 2x electric up and over doors
- Suspended ceilings
- Perimeter trunking
- VRV/VRF air conditioning
- Male, female and accessible WCs
- Kitchen/break out area
- Entrance lobby
- Car parking with EV charging



EXAMPLE OF AN AVIVA REFURBISHED WAREHOUSE



EXAMPLE OF AN AVIVA REFURBISHED OFFICE

Rates

According to the Valuation Office Agency website the Rateable Value is £105,000.

Legal Costs

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

EPC

The current EPC is C-71. This will be reassessed after refurbishment.

Rent

Rent on application.

Terms

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



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