



NURSLING INDUSTRIAL ESTATE

**SOUTHAMPTON
SO16 0YU**

FULLY REFURBISHED
INDUSTRIAL/
WAREHOUSE UNITS
AVAILABLE TO LET
16,505 - 20,547 Sq Ft

EXCELLENT
LOCATION ADJACENT
TO M27 JCT3

 realest

Lambert
Smith
Hampton

www.nurslingindustrialestate.co.uk



Southampton Docks

John Lewis

Lidl Distribution Centre

M271

Aalco

EVRI

Ordnance Survey

J1

B&Q

Asendia UK

8B

10

TW Metals

3

Meachers Global Logistics

Mack

One Stop

M271

SIG Distribution

42A

TNT Depot

Tesco Distribution

M27

J3

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



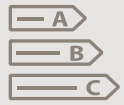
Rooflights



LED Lighting



Male & Female WCs



EPC - Currently C73 (to be reassessed following refurbishment)



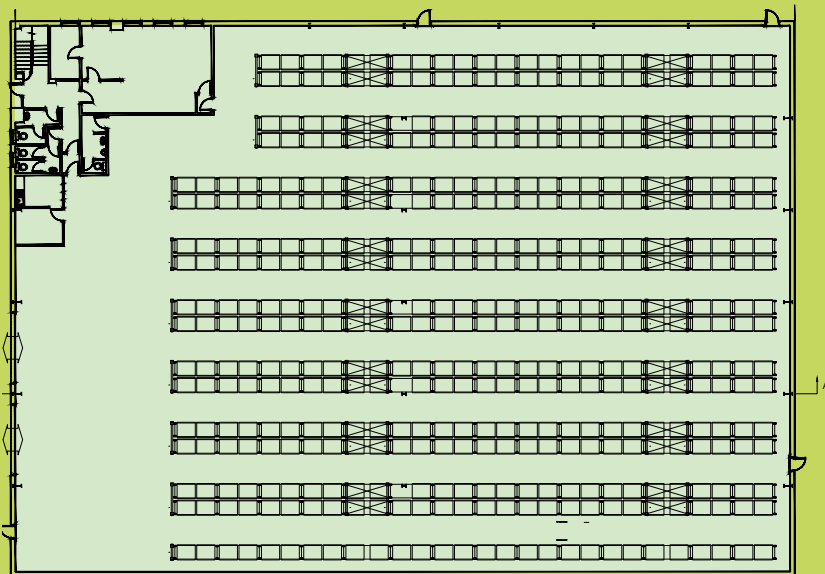
Floor Area	Sq Ft	Sq M
Warehouse	14,817	1,377
Office / Ancillary Areas	1,688	156
Total (GIA)	16,505	1,533





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**



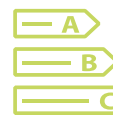
Yard 35m x 27m
(approx. plus car parking areas)



**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	19,538	1,815.14
First floor offices	1,009	93.78
Total (GIA)	20,547	1,908.92



Unit 8B



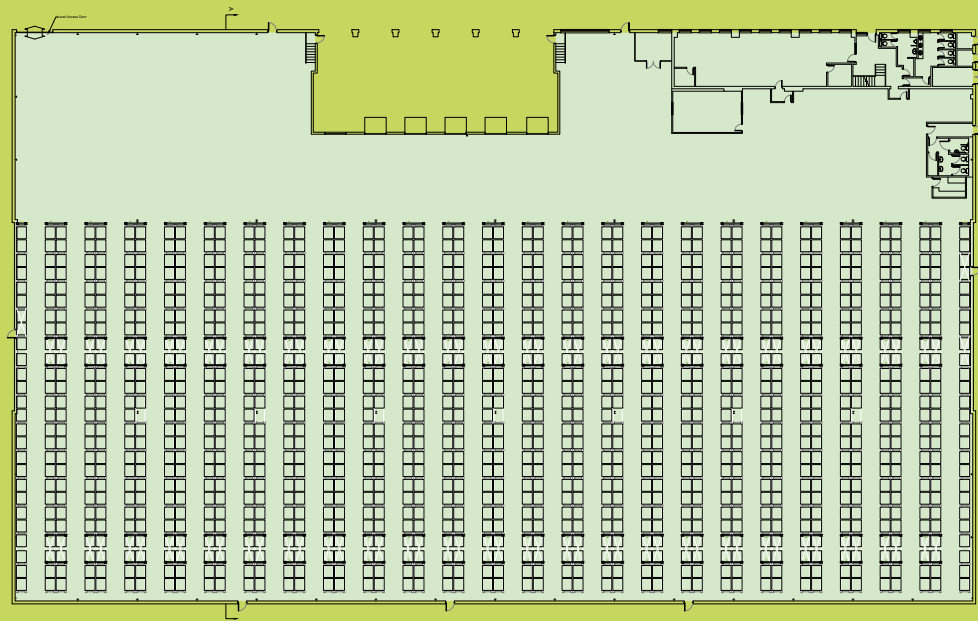
Unit 8B



Unit 8B



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



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

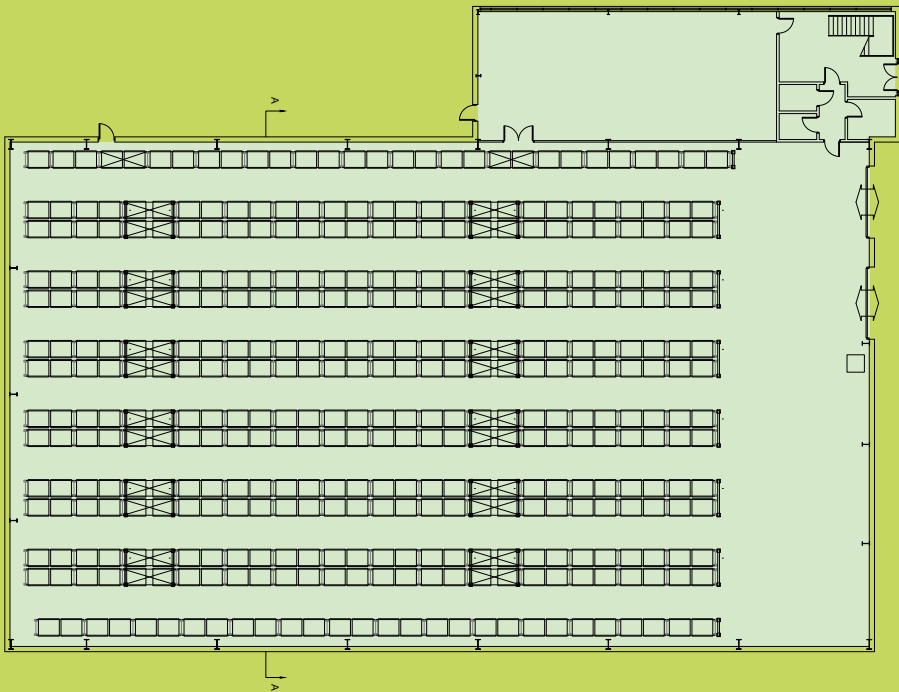
Floor Area	Sq Ft	Sq M
Warehouse and ancillary	59,329	5,511.83
First floor Office 1	1,715	159.41
First floor office 2	1,715	159.41
Total (GIA)	62,759	5,830.65

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



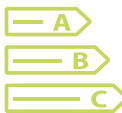
Secure Yard



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
Total (GIA)	19,355	1,798



Unit 42A



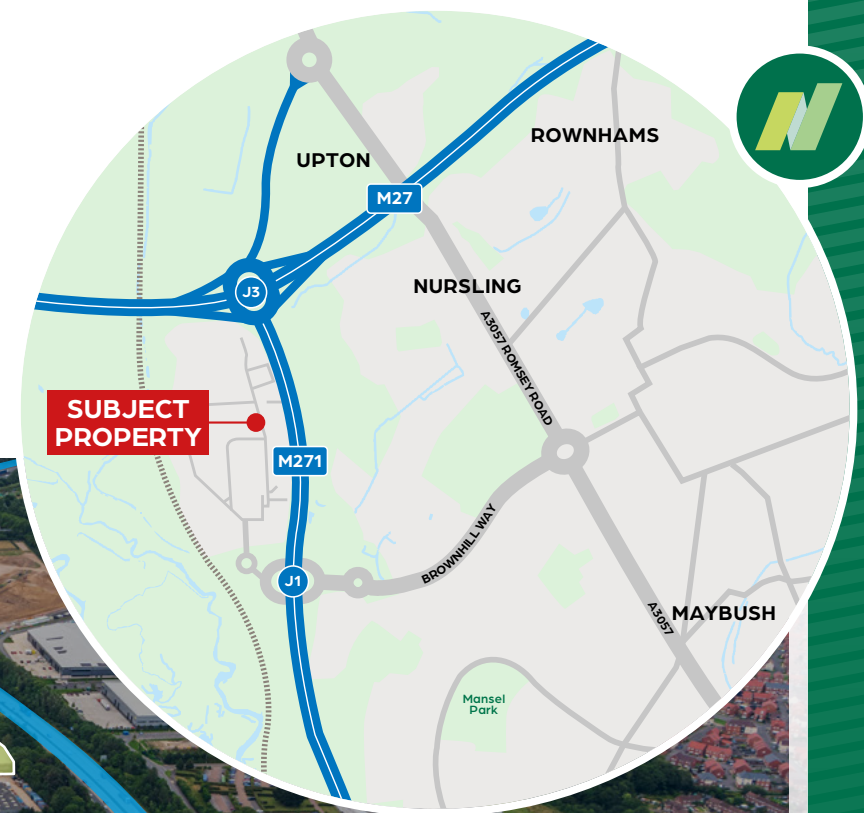
Unit 42A



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

SERVICE CHARGE

There is no service charge payable on each of these properties



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